

CHAMPLAIN HOUSING TRUST



Option Price Calculation and Acknowledgement of Understanding

Please find your copy of the appraisal of 193 St. Paul Street, Unit 102. Below please find the calculation for how much CHT will purchase your property from you for once we have found a buyer.

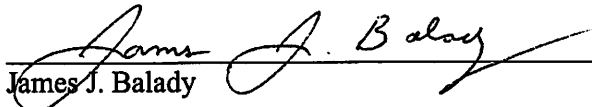
Current appraised value	10/3/2023	\$ 325,000.00
Original appraised value	9/20/2022	<u>\$ 291,000.00</u>
Total appreciation/depreciation		\$ 34,000.00
Homeowner's share of appreciation/depreciation	x 25%	\$ 8,500.00
Capital improvement credit		<u>\$ -</u>
Total Homeowner appreciation		\$ 8,500.00
Homeowner original purchase price		<u>\$ 283,500.00</u>
		\$ 292,000.00
Less Original Investments		<u>\$ 106,500.00</u>
Homeowner option price		\$ 185,500.00

From this Option Price you must pay off ALL of the debts you may owe on the home, including the outstanding mortgage balance and any other fees associated with your home. When we have found a buyer for your home, their lender will do another appraisal. CHT's hope is that the new appraisal will come in the same. **If the appraisal comes in lower, the option price calculation will have to change.**

We have paid for the appraisal and you can reimburse us for your half at closing. Should you decide against selling, you would be expected to pay the cost of the home appraisal in full.

If photos and/or a virtual tour was completed by Vermont Virtual Tours and you decide against selling, you would be expected to reimburse the cost of these services.

By signing this document, I understand and agree to the above statements.


James J. Balady

10/12/2023
Date

CHAMPLAIN HOUSING TRUST



Property Feature Sheet

Owner's Name(s):

JAMES J. BALADY
STRATOR CONDO

Date: 10/12/2023

Property Address:

193 ST. PAUL ST UNIT #102
BURLINGTON, VT 05401

Property Features:

What attracted you to this home?

BURLINGTON CENTER CITY
DOWNTOWN LOCATION
CLOSE TO SHOPS, MUSICAL VENUES, THEATER
AND THE BURLINGTON BIKE PATH AND WATERFRONT

1st Floor Characteristics:

WOOD FLOOR, TILE, CARPET, FIRE ALARM AND
SMOKE ALARM ELEC. HAND WIRED, CONDO HOA
SUPPLYS HEAT, WASHER / DRYER, CERAMIC TOP STOVE,
LARGE MICROWAVE, DISHWASHER, REFRIGERATOR
STAINLESS STEEL MAJOR APPLIANCES GAS COOKING DISHWASHER
disposal

2nd Floor Characteristics:

Basement:

Exterior/Amenities:

Suggestions for Marketing:

QUIET BUILDING MODERN DESIGN,
ELEVATOR, PARKING, STORAGE UNIT LOCKED

HEADQUARTERS 88 King Street, Burlington, Vermont 05401 | P: 802.862.6244 | F: 802.862.5054

FRANKLIN/GRAND ISLE 13 Lake Street, St. Albans, Vermont 05478 | P: 802.527.2361 | F: 802.527.2373

WWW.GETAHOME.ORG

WWW.CHAMPLAINHOUSINGTRUST.ORG

THIS ORGANIZATION IS AN EQUAL OPPORTUNITY
EMPLOYER AND PROVIDER



CHAMPLAIN HOUSING TRUST



Property Utilities and Services Sheet

Property Address: _____

Utility Information:

		Summer	-	Winter		
Monthly Costs: (Fill out all that apply)	Electric	\$ 21. ⁰⁰	-	\$ 21. ⁰⁰	Co.	Burlington Elec.
	Oil	\$ _____	-	\$ _____	Co.	_____
	Gas - Natural	\$ _____	-	\$ _____	Co.	_____
	Gas - Propane	\$ _____	-	\$ _____	Co.	_____
	Wood	\$ _____	-	\$ _____	Co.	_____
	Kerosene	\$ _____	-	\$ _____	Co.	_____
	Water/Sewer	\$ _____	-	\$ _____	Co.	_____

Septic: Maintained By: N/A
Last Pumped: _____

Furnace: Maintained By: STRATOS CONDO HOA
Last Cleaned: _____

Chimney: Maintained By: _____
Last Cleaned: _____

Water: Municipal or Well Municipal
Last Tested: _____ Results: _____

Other Utilities:
 Association Contact & Phone #: 1205 North Ave #4 Burlington, VT 05402 802 863-6940
KATE KINNEY Appleton Bay Property Mgmt
 Association Address: 193 ST PAUL ST BURLINGTON VT
05401
 Cable TV Company: _____
 Phone Company: _____
 Rubbish Removal: STRATOS CONDO HOA
 Snow Removal: STRATOS CONDO HOA
 Misc: _____

Information herein provided by: James J. Balay (name)

Seller(s) Initials: JB Date: 10/12/2023

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY?

(In answering this question, you should be guided by what you would want to know about the property if you were buying it.)

YES NO DON'T KNOW OF ANYTHING ELSE

SELLER'S STATEMENT

Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer.

IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER.

Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

Seller *Jan J. Balaz* Date 10/12/2023

Seller _____ Date _____

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION; HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAYBE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Buyer/Prospective Buyer _____ Date _____

Buyer/Prospective Buyer _____ Date _____

On _____, this report, prepared by Seller, was provided to Buyer/Prospective Buyer by _____, acting as (check one):

Seller's Real Estate Agency Broker's Agent acting on behalf of Seller Buyer/Prospective Buyer's Real Estate Agency

Signed: _____

Signed: _____