

EUGENE J. PORFIDO, LLC

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February 8, 2012

VIA FACSIMILE (973) 539-7560

Noelle Nish, Esq.
163 Washington Avenue
Morristown, NJ 07960

Re: LOVE to Bocian and Yoesting
Premises: 33 South Street
Madison, NJ

Dear Ms. Nish:

Please be advised that this office represents the Seller, Sharon Love, in connection with the above captioned matter.

Pursuant to the attorney review provisions, please consider the agreement as proposed as being rejected. However, the Sellers would be willing to negotiate a contract with the following changes:

1. SECTION 3: All deposit monies are to be held in the non-interest bearing trust account of Eugene J. Porfido, LLC.

The following clauses are added to the Contract:

- A. If for any reason it is determined that title is unmarketable or seller cannot convey title in accordance with the terms of the contract, Seller's damages are limited to the return of the deposit and reimbursement of the Buyers' out-of-pocket expenses not exceeding \$500.00.
- B. The Sellers' Property Disclosure Statement supplied by Sellers to the Buyers is for informational purposes only and not part and parcel of the contract of sale. The same is intended to aid the Buyers in the conduct of their inspections and physical evaluation of the property. The Sellers have no expertise regarding the building condition and make no assertions or representations regarding its accuracy or reliability.

Please review the above changes with your clients and if satisfactory, please indicate their approval by signing and return a copy of this letter.

Yours very truly,


Eugene J. Porfido

EJP:ek

cc: Jordan Baris, Inc. Realtors-Attn: Deborah L. Brennan (Via Fax: 973-736-5159)