

**ROBERT J. NISH, P.C.**

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ROBERT J. NISH  
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February 24, 2012

VIA FASCIMILE (973-584-6868)

Eugene J. Porfido, Esq.  
201 Route 10 East  
Succasunna, NJ 07876

**Re: *Bocian/Yoesting from Love***  
***33 South Street, Madison, New Jersey***

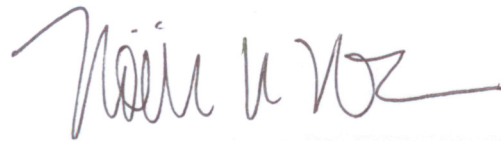
Dear Mr. Porfido:

I have reviewed your latest letter with the Buyers. The only outstanding issue is the Buyers' requirement that, in the event that the lender's appraisal indicates a value for the property below the purchase price of \$312,000, the parties reserve the right to renegotiate the price or cancel the Contract. I have advised my client that this is reasonable and standard request in today's real estate market. You have advised that the Seller will not agree to the appraisal contingency.

The Buyers remain most interested in purchasing this home, however they are unable to proceed without the appraisal contingency. As the parties were not able to reach agreement regarding attorney review, the Contract remains disapproved, null and void. The parties have no further responsibility to one another. Please sign below to authorize the immediate release of any deposit monies paid back to the Buyers. Thank you.

Very truly yours,

**ROBERT J. NISH, P.C.**



By: \_\_\_\_\_

Noëlle K. Nish

NKN/me

cc: Erika Bocian and Jonathan Yoesting, via email  
Eileen Riddle, Weichert Realtors, via email  
Deborah Brennan, via email

Dated:

\_\_\_\_\_  
Eugene J. Porfido, Esq., Attorney for Seller