



Joy Godowski &lt;joygodowski@gmail.com&gt;

**Fwd: 2841 cambridge**

2 messages

**D Mills** <d.realestate4u@gmail.com>

Wed, Oct 31, 2018 at 4:08 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

----- Forwarded message -----

From: Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)>

Date: Tue, Jun 12, 2018 at 7:06 PM

Subject: 2841 cambridge

To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>**Everything is getting repaired****The deck might still be wet when you get there on Thursday**

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688[MSKJ@comcast.net](mailto:MSKJ@comcast.net)[www.PhillyReo.com](http://www.PhillyReo.com)

--  
*Thank you,*  
**Danielle Mills**  
**Your Real Estate Professional**  
**Cell: 267-414-5135**



**2017 Chairman's Diamond Award**

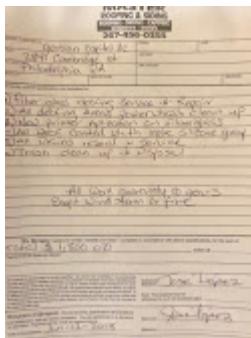


**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).



**FullSizeR.jpg**  
561K

---

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
To: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>, Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Wed, Oct 31, 2018 at 4:11 PM

----- Forwarded message -----  
From: **Michael P Cohen** <[mskj@comcast.net](mailto:mskj@comcast.net)>  
Date: Wed, Jun 13, 2018 at 8:35 PM  
Subject: 2841 cambridge  
To: <[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)>  
Cc: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Jessica can you put this on the cd

Kindest Regards,

Michael P. Cohen

Associate Broker

**Keller Williams Philly**

**Michael Cohen & Company**728 S. Broad Street 4<sup>rd</sup> Floor

Philadelphia, PA 19146

**Cell: 610-331-7213**

Office: 215-607-6007

EFAX: 610-680-3688

[mskj@comcast.net](mailto:mskj@comcast.net)[www.PhillyReo.com](http://www.PhillyReo.com)[www.PhillyCommercial.net](http://www.PhillyCommercial.net)**Philadelphia Magazine Five Star Realtor**

\*\*\*Please include Property Address in Subject line and  
your contact information with phone number In body of email.

[Quoted text hidden]

---

 **2018\_06\_13\_20\_32\_59.pdf**  
20K



Joy Godowski &lt;joygodowski@gmail.com&gt;

**2841 Cambridge**

2 messages

**D Mills** <d.realestate4u@gmail.com>

Wed, Jun 13, 2018 at 12:42 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;, Greg Damis &lt;teamdamis@gmail.com&gt;

Hey Jason &amp; Joy!

We are almost there! 😊👍🎉 I followed up on all of the repairs and just spoke with Michael the listing agent he said we are 99.9% of the way there! He confirmed all the handyman work was completed, as well as the whirlpool working, the tenant moved out, the property is cleaned - Tomorrow the only thing is due to the rain the roof deck and balcony are still being fixed.... The owner is going to not just repair the soft spots but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better! 🤘😊 So that really worked out to our benefit and will look like a new roof deck! The gentleman will be finished around 12 tomorrow so he will likely be there at our walk thru. The roof will also still be wet so it should not be walked on for 24 hrs. We will receive the paperwork and warranty tomorrow. Everything is set! 🙌 Please let me know if you need anything at all and I will see you tomorrow! CONGRATULATIONS!! 🎉🏡

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
**Cell: 267-414-5135**

**2017 Chairman's Diamond Award**

**2016 Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**Greg Damis** <teamdamis@gmail.com>

Wed, Jun 13, 2018 at 2:06 PM

To: D Mills &lt;d.realestate4u@gmail.com&gt;

Cc: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

That's great news!

Typed with chubby fingers and small keys. Please excuse errors.

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

---

**Mascher manors**

2 messages

Sat, Mar 4, 2017  
at 11:51 AM**Greg Damis** <teamdamis@gmail.com>To: Jason Zappacosta <jzappacosta@gmail.com>, Joy Godowski <joygodowski@gmail.com>  
Cc: Danielle Mills <danielle.mills@foxroach.com>

Jason and Joy ,

The builder here has a contract that I asked my clients not to sign. It made the deposit payable to the builder, not an escrow account . Several other risky clauses too. One being I can not represent them ( i will get paid) and I am not allowed to go inside for inspections etc. They took it to a lawyer who advised them not to sign it. The builder would not alter it so they moved forward anyway . I have been in the dark .

My clients did get back to me . Their settlement is delayed at least a month over gas and finishes.

If you get involved here , our duties and help are limited by your contract. Your deposit is unsafe if the builder has financial issues or if you have a problem with them. I would strongly suggest you get an attorney if you want this home. Budget \$500 to \$800 since we can not coordinate or attend settlement.

Let me know your thoughts

Greg Damis

Sent by mobile with small keys and chubby fingers. Type errors possible.

---

**Joy Godowski** <joygodowski@gmail.com>

Sat, Mar 4, 2017 at 11:55 AM

To: Greg Damis &lt;teamdamis@gmail.com&gt;

Cc: Danielle Mills &lt;danielle.mills@foxroach.com&gt;, "Jason &lt;3" &lt;jzappacosta@gmail.com&gt;

Wow Greg!

Certainly is concerning and scary. Thanks for the heads up. We did see another older house popup on that Street so we may walk by but after our last scare I think we'll be cautious. Thanks for looking into this for us

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge Sellers Disclosure

1 message

D Mills &lt;d.realestate4u@gmail.com&gt;

Thu, May 3, 2018 at 10:51 PM

To: Joy Godowski &lt;joygodowski@gmail.com&gt;, Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

--  
*Thank you,*  
**Danielle Mills**  
Your Real Estate Professional  
Cell: 267-414-5135

 2017 Chairman's Diamond Award

 2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\*

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

 2841 Cambridge.pdf  
299K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Closing costs w/ 2% Seller Assist

1 message

danielle.mills@foxroach.com &lt;danielle.mills@foxroach.com&gt;

Thu, May 3, 2018 at 11:40 PM

Reply-To: danielle.mills@foxroach.com

To: joygodowski@gmail.com, jzappacosta@gmail.com



Sent From Danielle Mills



Danielle Mills

2841 Cambridge

Danielle Mills has sent you a document(s) from zipForm® Plus



18070 15 Mile Road, Fraser, MI 48026  
© Copyright 2018, zipLogix. All Rights Reserved

---

### 2 attachments

zipFormPlus.jpg  
4K

Buyers\_Estimated\_Closing\_Costs\_for\_Pennsylvania\_-\_1215\_ts82534.pdf  
61K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Property Viewings

20 messages

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: Danielle Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 9:08 AM

Hey Danielle,

These two properties came up on our radar and we're wondering if you could get us appointments sometime tonight.

1204 N Lawrence

2841 Cambridge St

Thanks!  
Jason & Joy

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 10:59 AM

Hey Jason,  
Yes of course, what time would you both be available?  
[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 11:10 AM

Anytime after 7:30 and if possible starting in South Kensington.  
[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 11:21 AM

Could we add one more?

1515 N BAILEY St  
[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 12:22 PM

You got it! We are set for Lawrence and can meet there - then head to Cambridge. Just waiting for confirmation on Bailey, but 2 of the 3 are a go!! :) Thank you, see you then!

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 3, 2018 at 5:59 PM

Hey Jason & Joy,

I spoke with the agents on all 3 homes. Lawrence is confirmed but the owner is not available at 730 so the studio will be locked - he is available tomorrow before 4. We can view the home this evening but not the studio portion. Also, Bailey St. is owner occupied and requires overnight notice, so that would not be available until tomorrow either unfortunately. Cambridge is confirmed :) Let me know what you think is best - see Lawrence and if you like what you see we reschedule to see studio and then see Cambridge, or try to see all fully 3 tomorrow?

[Quoted text hidden]

--  
**Thank you,**  
**Danielle Mills**  
**Your Real Estate Professional**  
**Cell: 267-414-5135**

  
**2017 Chairman's Diamond Award**

  
**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
To: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>  
Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Thu, May 3, 2018 at 10:19 PM

Hello! Just working on the docs, numbers, comps, etc. How much would you like to put down?  
[Quoted text hidden]

**Jason Zappacosta** <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>  
To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Thu, May 3, 2018 at 10:21 PM

\$120,000  
[Quoted text hidden]

**Joy Godowski** <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
To: "Jason <3>" <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>  
Cc: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Thu, May 3, 2018 at 10:24 PM

Hey Danielle, we're gonna get to sleep so I can go to work early and then leave early. We'll DocuSign first thing tomorrow if you'd rather send it then?  
[Quoted text hidden]

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
To: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
Cc: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Fri, May 4, 2018 at 11:11 AM

Hey Joy and Jason,

We are set for Bailey and Lawrence today at 430 - let's meet at Lawrence first because the owner is meeting us there :) Also, the offer was sent this morning!  I will just need a copy of the deposit check (payable to Keller Williams Philly)

when you have a chance! Thank you see you soon!! 😊

[Quoted text hidden]



image.png  
101K

---

**Joy Godowski** <joygodowski@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Jason Zappacosta <jzappacosta@gmail.com>

Fri, May 4, 2018 at 11:13 AM

Sounds good, I will see you there at 4:30

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 4, 2018 at 11:39 AM

Hey Danielle,

Thanks for sending that over.

Do we need the deposit check ahead of acceptance of our offer?

Thanks,  
Jason

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 4, 2018 at 2:02 PM

Just a copy - you can even take a pic and just txt it to me. Also, for some reason pg 7 did not have inspections initialed. I will resend it as soon as I get bk to the offc. Thank you!

[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: "Jason <3>" <jzappacosta@gmail.com>

Fri, May 4, 2018 at 3:22 PM

[Quoted text hidden]



20180504\_152101\_HDR.jpg  
2679K

---

**D Mills** <d.realestate4u@gmail.com>  
To: Joy Godowski <joygodowski@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Fri, May 4, 2018 at 3:31 PM

We just need the 1st deposit amount, not the total down (you don't want all that money held in their escrow at least until inspections are over). Initially, I had 10k 1st deposit and 15k 2nd deposit after inspection (the remainder is brought to settlement) - want me to change that to 20k 1st and 30k 2nd? Or whatever you think to make stronger - right now the agreement has 25k total deposits which would be 5% dwn. Changing it to 50K would be a little more than 10% dwn  
[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 4, 2018 at 3:34 PM

Sorry I misunderstood. I'd prefer to keep it as is and collect the extra month of interest.  
[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 4, 2018 at 3:38 PM

No worries :)  
[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Fri, May 4, 2018 at 4:02 PM

[Quoted text hidden]



20180504\_160152\_HDR.jpg  
2983K

---

**D Mills** <d.realestate4u@gmail.com>  
To: Joy Godowski <joygodowski@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Fri, May 4, 2018 at 4:08 PM

Thank you!  
[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 4, 2018 at 9:19 PM

Hey Danielle,

We need your help figuring out what's going on here:

<http://www.phila.gov/revenue/realestatetax/?txtBRTNo=292016800>

Also, we need proof of the tax abatement before proceeding.

7/7/2020

Gmail - Property Viewings

Thanks,  
Jason & Joy  
[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Fri, May 4, 2018 at 12:03 AM



Danielle Mills sent you a document to review and sign.

### REVIEW DOCUMENTS

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

Jason Zappacosta,

Please DocuSign Consumer Notice #1 (Buyer) - 12/08, Buyer's Estimated Closing Costs  
for Pennsylvania - 12/15, Standard Agreement For The Sale Of Real Estate - 4/18, Mold  
Notice for Buyers - 11/2013, Smoke Detector Addendum/Endorsement to Agreement of  
Sale - 11/13, Exclusive Buyer Agency Contract - 06/17, Dep. Money Notice to Buyer  
(Prior to Del. to List. Broker) - 04/14

Thank You, Danielle Mills

#### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

#### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:

CFB687F742E8410DBD02CAC910E3CFEE2

### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

### Questions about the Document?

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge AOS

18 messages

D Mills &lt;d.realestate4u@gmail.com&gt;

Sun, May 6, 2018 at 5:41 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Joy &amp; Jason,

IT'S HERE!! 🎉🎊🎉 Wahoooo!! Attached is your fully executed agreement of sale! Congratulations!! 😊😊 Next step is to drop off the first deposit to the listing agent's office on Broad St., then we can schedule our inspections. Let me know if you have any questions, and have an amazing Under Contract Day!! 🍻🍻😊

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
 Cell: 267-414-5135

2017  Chairman's Diamond Award

2016  Chairman's Platinum Award  
 Berkshire Hathaway Home Services Fox & Roach Realtors  
 530 Walnut St., Suite 480 Phila., PA 19106

\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\*

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

 2841 Cambridge.pdf  
 1411K

Jason Zappacosta <jzappacosta@gmail.com>  
 To: Ryan Gallagher <ryan.gallagher@tridentmortgage.com>

Mon, May 7, 2018 at 12:24 PM

Attached

 2841 Cambridge.pdf  
 1411K

Ryan Gallagher <ryan.gallagher@tridentmortgage.com>  
 To: Jason Zappacosta <jzappacosta@gmail.com>

Mon, May 7, 2018 at 12:25 PM

received, thanks

**Ryan Gallagher**  
 Sr. Mortgage Consultant

NMLS ID 1075344

**Trident Mortgage Company**

721 Skippack Pike | Blue Bell, PA 19422

direct: 215-868-2456

fax: 610-650-5597

email: [ryan.gallagher@tridentmortgage.com](mailto:ryan.gallagher@tridentmortgage.com)

website: [www.ryangallagher@tridentmortgage.com](http://www.ryangallagher@tridentmortgage.com)

[Start your Pre-approval HERE](#)

Keys to a smooth lending process

**\*\*\*Through the course of your loan process, Trident Mortgage Company will never ask that you wire funds. Please call to verify if you receive a request.\*\*\***

On Mon, May 7, 2018 at 12:24 PM, Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)> wrote:

| Attached

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any real estate transaction requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other trusted contact.*

This communication from Trident Mortgage Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

**Jason Zappacosta** <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Mon, May 7, 2018 at 3:33 PM

To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Hey Danielle,

Joy will be dropping off the deposit check tomorrow.

Thanks!

On Sun, May 6, 2018 at 5:41 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy & Jason,

IT'S HERE!! 😊👏🎉 Wahooo!! Attached is your fully executed agreement of sale! Congratulations!! 😊 Next step is to drop off the first deposit to the listing agent's office on Broad St., then we can schedule our inspections. Let me know if you have any questions, and have an amazing Under Contract Day!! 🍻😊

--  
*Thank you,  
Danielle Mills*

**Your Real Estate Professional**

**Cell: 267-414-5135**



2017

*Chairman's Diamond Award*2016 *Chairman's Platinum Award*

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

[Quoted text hidden]

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
To: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>  
Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Mon, May 7, 2018 at 10:30 PM

Hey! Sounds good sorry I thought I sent that earlier lol my apologies... Let's schedule the inspections! Do you have a friend or company you would like to use? If not, I recommend some - just let me know. Thank you, have a nice night!

[Quoted text hidden]

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
To: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>  
Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Tue, May 8, 2018 at 2:55 PM

Hello!

I submitted our agreement and file, and we just need two more documents signed. An anti-fraud disclosure and an affiliated business disclosure, I'll send them over now and just let me know if you have any questions Thank you, hope you're enjoying this beautiful day!

[Quoted text hidden]

**Thank you,  
Danielle Mills**

[Quoted text hidden]

2017 *Chairman's Diamond Award*2016 *Chairman's Platinum Award*

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

7/7/2020

Gmail - 2841 Cambridge AOS

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>**

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 10, 2018 at 8:42 AM

Hey Danielle,

The deposit has been dropped off and I think we got all the disclosures.

Next up is home inspection right? Do you know when the tenants are going to be out?

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 10, 2018 at 12:49 PM

Hey Jason & Joy,

Excellent! We are moving right along  Yes lets schedule inspections for next week, and I'll find out when the tenants will be out  We will also do a walk thru once the home is completely empty. Let me know if you need anything, thank you!

[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>**

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 10, 2018 at 1:19 PM

Should the inspection be performed after the tenants move out? I'd hate to see something get damaged or altered during their move out that isn't officially recorded by an inspector.

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 10, 2018 at 6:05 PM

Hey Jason & Joy,

So the 1 tenant moved bk in with parents and the couple are actively looking for a place with their agent. In the agreement it is stated that inspections period is standard 10 days from execution. It is always best to get them done sooner then later, especially with our closing date. The inspector will have full access to the property, besides cosmetic repair (say a hole from furniture) he would see everything. This is all normal and common procedure. It would just be like the owner moving out - inspections are normally performed with occupants. That's why we have another walk thru before closing (this will be vacant). 

[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>**

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 10, 2018 at 6:12 PM

Ok, so are the conditions of cosmetics like a hole on the wall or paint scratches something to be negotiated at settlement?

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

To: Jason Zappacosta <jzappacosta@gmail.com>

Thu, May 10, 2018 at 7:24 PM

Yes, definitely - if anything is not in the same good working condition we saw and agreed on, then we can negotiate for repair/credit or back out. So we will still have that inspection prior to the settlement table.

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: Danielle Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 11, 2018 at 9:49 AM

Sounds good. We're were happy with the last guy you recommended so we'll request him. We're thinking 4pm next Thursday, does that work for you?

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 11, 2018 at 10:54 AM

Okay great! Yes, 4:30 on Thurs. I can be there! I have a 530 but will try to reschedule 😊 Since Tuesday technically is our 10th day I just need to prepare an addendum that extends our inspection time period 2 days ( there will still be 5 days after Thurs. that we have to negotiate any repairs or credits).

[Quoted text hidden]



image.png  
101K

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 11, 2018 at 12:43 PM

We can do after 4pm next Tuseday as well, does that work for you?

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 11, 2018 at 12:47 PM

Let's keep it this Thurs 🤘

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 11, 2018 at 3:42 PM

The latest I can get the inspector is 2:30pm on Thursday. I booked that time for now, let me know if that works otherwise I can change it.

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Fri, May 11, 2018 at 3:51 PM

Cc: Joy Godowski <joygodowski@gmail.com>

No worries, 2:30 on the 17th is great! I sent the addendum changing the time period from 10 days to 13 just in case :) Let me know if you need anything and have a great weekend!

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

---

**2841 Cambridge**

1 message

**Danielle Mills via DocuSign** <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Tue, May 8, 2018 at 3:00 PM



Danielle Mills sent you a document to review and sign.

**REVIEW DOCUMENTS**

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

Jason Zappacosta,

Please DocuSign Anti-Fraud Disclosure Statement (Buyer), Affiliated Business Arrangement Disclosure Statement (Buyer) - 03/17

Thank You, Danielle Mills

**Do Not Share This Email**

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

**Alternate Signing Method**

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
909EA4A52F604D2E8DFC8D86440526952

### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

### Questions about the Document?

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Completed: 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Wed, May 9, 2018 at 8:37 PM



Your document has been completed

[VIEW COMPLETED DOCUMENTS](#)

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

All parties have completed 2841 Cambridge.

### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
E0E017794DAA4EDAB7FADBECD6A0550E2

### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

---

**3 attachments**

**Anti-Fraud Disclosure Statement (Buyer).pdf**  
108K

**Affiliated Business Arrangement Disclosure Statement (Buyer) - 03/17.pdf**  
130K

**Summary.pdf**  
88K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Fri, May 11, 2018 at 3:13 PM



Danielle Mills sent you a document to review and sign.

### REVIEW DOCUMENT

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

Jason Zappacosta,

Please DocuSign Change in Terms Addendum #1 - 4/18

Thank You, Danielle Mills

#### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

#### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
CA8277FC400E4D36961DE8A4817608A72

#### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in

an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Mon, May 14, 2018 at 11:33 AM



Danielle Mills sent you a document to review and sign.

### REVIEW DOCUMENT

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

Jason Zappacosta,

Please DocuSign Change in Terms Addendum #1 - 4/18

Thank You, Danielle Mills

#### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

#### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
53153AF2E9E8412B98E9D34A0ACC52BE2

#### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in

an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

---

**2841 Cambridge Insp.**

3 messages

**D Mills** <d.realestate4u@gmail.com>

Mon, May 14, 2018 at 11:37 AM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Jason & Joy,

I hope you had a great weekend! I had sent over the inspection extension (from 10 days to 13), but did not see it in my email. I just resent it, could you please sign that today so I can get it over to the agent? He is requesting it. Thank you, if you have any questions just let me know. Looking forward to Thurs. :) Have a nice day!

---

**Joy Godowski** <joygodowski@gmail.com>

Mon, May 14, 2018 at 11:47 AM

To: D Mills &lt;d.realestate4u@gmail.com&gt;

Cc: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

I did see one come over. Is it ok if we sign this before the inspection? Want to make sure we're not saying it's ok as is when we don't know yet.

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>

Mon, May 14, 2018 at 11:49 AM

To: Joy Godowski &lt;joygodowski@gmail.com&gt;

Yes it's ok. The original agreement says we'd have an inspection in 10 days off originally signing the agreement, which is tomorrow.

This change gives us 13 days to do the inspection since that's when it best for our schedule.

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Completed: 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Mon, May 14, 2018 at 11:51 AM



Your document has been completed

[VIEW COMPLETED DOCUMENT](#)

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

All parties have completed 2841 Cambridge.

### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
C11FE9D993AC4A40BFE71B9784744BCD2

### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

---

**2 attachments**

[Change in Terms Addendum #1 - 4/18.pdf](#)  
142K

[Summary.pdf](#)  
88K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Cambridge insp.

23 messages

D Mills &lt;d.realestate4u@gmail.com&gt;

Mon, May 21, 2018 at 12:40 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hello! Hope you had a great weekend! I do have all 3 reports - I have reviewed them all and I have Greg reviewing them as well. A lot is the obvious like we talked about (termite, all plumbing, roof deck, etc.), I just wanted further information on stucco warnings, issues, concerns, and repairs. Since Greg has the most experience in all materials within his personal properties (as well as great guys who can repair them), he is the "go to guy" - funny story about his question jar.. I'll tell you in person for fun. I'd like his input in the matter as he has had these issues before.

Let me know your thoughts when you have a chance and we can take it from there! Thank you, talk to you soon!

Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Mon, May 21, 2018 at 2:14 PM

To: D Mills &lt;d.realestate4u@gmail.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;

Sounds good.

I think we are optimistic that everything can be addressed but not optimistic the seller is willing to do anything about it.

Let us know what to do next.

[Quoted text hidden]

Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Tue, May 22, 2018 at 1:55 PM

To: D Mills &lt;d.realestate4u@gmail.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;

Hi Danielle, following up for the next steps! Let us know.

[Quoted text hidden]

D Mills &lt;d.realestate4u@gmail.com&gt;

Tue, May 22, 2018 at 3:31 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;

Hello!

Yes we will be preparing our reply to inspections today - I am meeting with Greg in the next 10 min., but let me know what is most important on the list for you (I know the stucco, termite, roof deck, & plumbing). Then we can come to our final proposal :)

[Quoted text hidden]

--

**Thank you,  
Danielle Mills  
Your Real Estate Professional**  
Cell: 267-414-5135



2017 Chairman's Diamond Award



2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**Jason Zappacosta <jzappacosta@gmail.com>**

Tue, May 22, 2018 at 3:37 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Also HVAC since it couldn't be evaluated, and related to the plumbing but addressing the wet sheetrock under the half bath leak.

Also important to us is to approve the contractors that perform the work. We don't want to seller to opt for a fly-by-night contractor to save a few bucks and perform an inadequate repair.

[Quoted text hidden]

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 4:29 PM

To: Jason Zappacosta <jzappacosta@gmail.com>, Greg Damis <teamdamis@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Very true - Greg had a similar thought plan, and thinks it might be best to ask for a credit so that you are more in control of the repairs.

I think having the seller address softness on the roof deck & front deck, plumbing for all bathrooms & kitchen (include mold removal from under hlf bath), ensure whirlpool tub works properly, fix the fan in master bath, install GFI outlets where noted, all lights in home on balcony and roof to be working properly, treat termites, get HVAC cert. for service needed, window hardware in master bath, roof downspout & front-rear drains cleared from clog, and the hanging utility line out back to meet clearance requirements.

All the repairs must be completed by a licensed & insured professional in that trade. The seller may not complete all of them but if we can get your major concerns addressed then we will be in good shape!

I then think we should ask for a credit for the stucco issue - that way if the color or something is not up to your standards you have control of the situation :)

Let me know what you think and I will get this all in the addendum  Thank you!

[Quoted text hidden]

**Jason Zappacosta <jzappacosta@gmail.com>**

Tue, May 22, 2018 at 4:39 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

I think that's fair & covers our biggest concerns.

What are your thoughts on a credit amount?

I don't consider any of these items "throw away", do you think there are enough "throw away" items?

[Quoted text hidden]

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 5:24 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Okay, then let's add repair garage door (which is working when we opened and closed it) and add the rail for front basement well. Sound good? Also, the cracks in the stucco Greg said were more hairline (not the structure also noted in the report) and would not cost too much. \$2,500 is a good amount that should cover the repair of the cracks - they make

7/7/2020

Gmail - Cambridge insp.

a sealant for this, even a caulk would be proper repair, or chipping out the side and re-stucco - but that is a lot. It is more like a scratch on a car, you don't necessarily need to paint the whole car just repair the scratch. Let me know if that helps.

I will then state our main concerns in the email and attach our reply with all requests, and we will see what they can do!!



[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>**

Tue, May 22, 2018 at 5:31 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Sounds good.

Does the non functioning spigot on the roof fall under plumbing?

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 5:50 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Okay great - working on the reply now. The agent just asked for it as well. If there is water ran up there then yes it should be working - but if it was only rough plumbing and the water was never actually running thru the line, then it would not be.

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 6:26 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Okay it was just sent, please review then sign and let me know if you need anything :)

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 7:27 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Hello! Did the document come over? I didn't see a signed copy

[Quoted text hidden]

---

**Joy Godowski <joygodowski@gmail.com>**

Tue, May 22, 2018 at 7:42 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: "Jason <3" <jzappacosta@gmail.com>

Yup. I already signed it but if you're not seeing it, maybe send again?

[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>**

Tue, May 22, 2018 at 8:50 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Nitpicking here, The half bath had a leak in the plumbing, mold and wet drywall. Should the drywall repairs be mentioned?

Also should the burnt out bulbs be included?

[Quoted text hidden]

---

**D Mills <d.realestate4u@gmail.com>**

Tue, May 22, 2018 at 9:10 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

7/7/2020

Gmail - Cambridge insp.

The bulbs are included in our reply as well as the fix and repair of leak and mold in hlf bath - if the mold is on the drywall then it is ripped out and replaced  so we are covered!

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 9:12 PM

Great, we are fully signed!

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 12:25 PM

Hey Danielle any word from the seller?

Thanks

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 1:14 PM

Hey Jason & Joy!

Yes finally  So he sent me the below reply which is better then I expected.... she will be completing all the repairs requested!  and stated

"Instead of fixing the hvac. She will replace the unit with a 5 year warranty" that's when I noticed the stucco credit was not on there. So I tried calling him and got voicemail. Then I e-mailed and asked if the heater was no longer functional since we only requested it to be serviced, and then I asked about the \$2500. He was at a closing and had to call me after - so I just hung up with him and what happened was when the HVAC guy went out he can repair it but cannot guarantee its life expectancy ( 1 yr maybe 5yrs) and offered to replace system for about \$2500 (which is the amount of the credit requested). Apparently, she has a few properties and thought it was better to replace the system for you then service it and fix the stucco ( Greg also said before to seal that front crack should only cost around \$1000). So this could work out to your benefit - I know new heat systems are much higher than \$2500.

It is completely up to you if you prefer the heat cert and 2500 credit for stucco (he said the price point for her is the same, so they could adjust the reply if needed) or if you prefer to have the new heat system with 5 yr warranty and no credit for stucco. Think it over and let me know what you think is best   We can then have this signed and wrapped up

today!   Congratulations!

[Quoted text hidden]

---

 2841 cam.pdf  
66K

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:18 PM

Thanks Danielle.

While we mull this over, is it possible for all repairs that we get signed, letter headed invoices marked paid for all work the seller is performing?

Thanks!

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:30 PM

Hey Jason,

Yes, no worries! We will need proof of the repairs being completed and their warranties - so we will have all the documentation of repairs  I know we will have the electric, plumbing, termite, HVAC etc. But the hardware for windows, garage opener, clear rear drains, and those types of repairs might be completed by a handyman as they are minor repairs. We will also do another walk thru to ensure everything was taken care of 

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:36 PM

Handyman is fine, I just want to make sure we have everything documented.

Thanks.

[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>  
To: "Jason <3" <jzappacosta@gmail.com>  
Cc: D Mills <d.realestate4u@gmail.com>

Fri, May 25, 2018 at 2:55 PM

What about the roof? That would be considered a patch job would it?

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Joy Godowski <joygodowski@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Fri, May 25, 2018 at 3:50 PM

Yes, everything we sign off on has to be documented and we will have proof of repairs. The roof would be like the plumbing and completed by a professional (even if they are only patching).

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Tue, May 22, 2018 at 6:05 PM



Danielle Mills sent you a document to review and sign.

### REVIEW DOCUMENT

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

Jason Zappacosta,

Please DocuSign Buyer Reply to Inspections/Reports/Corrective Proposal #1 - 1/16

Thank You, Danielle Mills

#### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

#### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
513837D4CFEB4A41862DE729A230361A2

#### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in

an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Completed: 2841 Cambridge

1 message

Danielle Mills via DocuSign <dse\_na2@docsign.net>  
Reply-To: Danielle Mills <danielle.mills@foxroach.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>

Tue, May 22, 2018 at 9:11 PM



Your document has been completed

[VIEW COMPLETED DOCUMENT](#)

**Danielle Mills**  
[danielle.mills@foxroach.com](mailto:danielle.mills@foxroach.com)

All parties have completed 2841 Cambridge.

### Do Not Share This Email

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

### Alternate Signing Method

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
D962EA106E4044CDBB456B435EF439152

### About DocuSign

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

**Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Danielle Mills who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**2841 Cambridge**

3 messages

**D Mills** <d.realestate4u@gmail.com>

Tue, May 15, 2018 at 1:41 PM

To: Joy Godowski &lt;joygodowski@gmail.com&gt;, Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Hello!

Attached is the signed addendum, we are all set! See you Thurs. - have a nice day!

--

**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
 Cell: 267-414-5135

2017 *Chairman's Diamond Award*2016 *Chairman's Platinum Award*Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**2841 cambridge1.pdf**  
158K

**Jason Zappacosta** <jzappacosta@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Joy Godowski <joygodowski@gmail.com>

Tue, May 29, 2018 at 10:20 AM

Hey Danielle,

I hope you had a nice weekend,

What are the next steps for us at this point?

Also just want to be sure we're still good on the deal moving forward, we need to give notice to our landlord this week.

Thanks!

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
 To: Jason Zappacosta <jzappacosta@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Tue, May 29, 2018 at 1:47 PM

Hey Jason &amp; Joy,

I hope you had a great holiday weekend! We are good to go!   Congratulations!  The next step would be the 2nd deposit of \$15,000 for Keller Williams Philly dropped off at their office at [728 Broad St. Suite 3](#), and yes give the current landlord your notice!!  Very exciting!

All of the repairs are to be completed at least 5 days prior to settlement on June 14th. Would 11 or 12 work for you for the closing time? We will have the closing at our office on 5th and Walnut, and will also complete our final walk thru at the property before closing on the day of settlement!

Let me know what time is best for you on the 14th and if you could also please send me a pic of the 2nd deposit check. If you need anything or have any questions, just let me know! Thank you, talk to you soon!

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## 2841 Cambridge Settlement

7 messages

D Mills &lt;d.realestate4u@gmail.com&gt;

Thu, May 31, 2018 at 10:20 AM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Jason & Joy,

I hope you are doing well and getting ready for the *Big Move!* 🏠 😊 The repairs are being worked on - I just wanted to confirm the 2nd deposit was delivered and also if 11am for closing works for you both? The title company is filling up so I just want to grab our spot 🤘 Please let me know and we will have the settlement notices sent out! We are so close, I hope you are very excited!

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

2017 Chairman's Diamond Award

2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

Jason Zappacosta <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 31, 2018 at 10:51 AM

11am the 15th correct?

[Quoted text hidden]

D Mills <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 31, 2018 at 11:03 AM

We have June 14th on the agreement of sale, so 11am on the 14th - does that work? We would also do the final walkthru at 10am that day 🤘

[Quoted text hidden]

Jason Zappacosta <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 31, 2018 at 11:05 AM

Yes we will be there.

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Thu, May 31, 2018 at 2:25 PM

Okay great! The agent also just followed up that they did not receive the 2nd deposit of 15k, was that sent in? It was due 2 days after we agreed on the reply to inspections. Please let me know the status and if you could please send me a pic/copy :) Thank you!

[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Thu, May 31, 2018 at 2:27 PM

I went to drop off off today like I did last time but they said it had to be a certified check. I thought since the last one wasn't that a personal check would be ok. I'm going to try to get to the bank before it closes and then drop it off after work

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Joy Godowski <joygodowski@gmail.com>  
Cc: "Jason <3" <jzappacosta@gmail.com>

Thu, May 31, 2018 at 3:08 PM

Aw I'm sorry they did not say that to me either - I guess with the settlement being so close the time frame to clear and re-cut check for closing was too tight. Our settlement notice is attached We are moving right along I will let you know the status of repairs as I get them. Thank you, enjoy the rest of your day!

[Quoted text hidden]

---

**Settlement Notice (Buyer).pdf**  
473K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**Cambridge Update :)**

1 message

**D Mills** <d.realestate4u@gmail.com>

Thu, Jun 7, 2018 at 5:23 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Joy &amp; Jason!

A brief update - things are moving right along :) The property is almost ready as soon as the property is vacant I will let you know - and if you need anything at all please let me know, thank you! We are so close!

Here is the city cert

The plumber is going tomorrow to put the heater in and  
Repair all of the plumbing issues on the list

The roofer is going wed or Thursday to do the roof/deck

I am meeting the handyman in the next day or so for the other items

The tenant is moving out June 12, to be cleaned June 13  
We are running close,

Working on tax abatement papers for you from the city

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
Cell: **267-414-5135**

2017 Chairman's Diamond Award

2016 Chairman's Platinum Award  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

LandCertNo882925.pdf

7/7/2020

Gmail - Cambridge Update :)

44K



Jason Zapp <jzappacosta@gmail.com>

# **Cambridge Plumbing repairs**

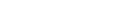
3 messages

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Mon, Jun 11, 2018 at 3:07 PM

To: Jason Zappacosta <jzappacosta@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Hey Jason & Joy,

I hope you had a great weekend! We are moving right along! I hope you are super excited!!  Attached is the work for the plumbing. They are just finishing up the other repairs and getting me the abatement info. I will send that over as soon as it is received. Let me know if you need anything at all! Have a nice day! 

PRODUCT 6540

Fold & Go (c) to 877 DU-O-VUE Envelope

**The House Doctor Plumbing, LLC.**  
Give us a call. We do it all.  
Philadelphia and Tri-State areas  
267-322-9918 / 866-960-5794

thehousetodoctorplumbing.com

TO: Cozette  
2841 Cambridge ST  
Phila, PA 19130

# PLUMBING

## Work Order/Invoice

1880

DATE OF ORDER	HOME TEL.
6/18/18	
ORDER PLACED BY	WORK TEL.
CUSTOMER ORDER NO.	<input type="checkbox"/> DAYWORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA
STARTING DATE	<input type="checkbox"/> OVERTIME <input type="checkbox"/> OTHER
JOB NAME/NO.	
JOB LOCATION	
INVOICE DATE	JOB TEL.

CHECKMARKS DENOTE:		TERMS:		
WORK TO BE DONE	WORK COMPLETED	DISCOUNTED	UNADJUSTED	CLEAN
REPAIR	REPLACE	REPAIR	REPLACE	REPAIR
ROUTINE	ROUTINE	ROUTINE	ROUTINE	ROUTINE
ROUTINE WORK	ROUTINE WORK	ROUTINE WORK	ROUTINE WORK	ROUTINE WORK
NO HEAT		1st Floor - @ The dishwasher drain		
NO WATER		hose needs to be logged AND I had to clamp it to the garbage disposal.		
BURST PIPE(S)				
TRAP PIPES				
INSULATE PIPES				
BLOCKAGE - WASTE SYSTEM				
KITCHEN				
SINK				
INSTANT HOT				
WATER FILTER				
DISPOSAL				
DISHWASHER				
BATH (1) (2) (3)				
LAVATORY				
WATER CLOSET	\$150.00	2nd Floor - @ I tightened + CAULKED Around the toilet @ The cold water supply line needed to be tightened. had A small LEAK.		
BATHTUB				
SHOWERS STALL / HEAD				
WHIRLPOOL / SPA / HOT TUB				
WASHING MACHINE	\$125.00	TOTAL LABOR		
FRANKFITTER				
BILL CODER				
SUPPLY LINE(S)				
>TRAP(S) / DRAVENS	\$375.00	3rd Floor - @ The hall bathroom slab was draining a little slow. I plussed it. (No Charge)		
FILTER(S)		@ Had to unclog the same bathroom sink		
GATE / BALL VALVE(S)				
WATER LINE(S)		3rd Floor - @ I had to machine clean the show		
WELL WATER PUMP		@ tighten + seal caulk around the toilet @ I had to unclog the sink.		
PRESSURE TANK		4th Floor - @ I <del>can</del> tightened + caulked		
WATER SOFTENER / COND.	\$350.00	Around the toilet. @ I had to unclog both sides of the double sink.		
BUMP / EFFLUENT PUMP				
WATER HEATER				
BOILERS / STEAM / HOT WATER				
SAFETY VALVE				
CIRCULATOR				
ZONE VALVE				
BASEBOARD(S) / RADIATOR(S)				
FURNACE				
BURNER				
HEAT PUMP				
AIR CONDITIONER				
MAST / DRYWALL LINE(S)				
VENT PIPE(S)				
I hereby acknowledge the satisfactory completion of the above described work				
X _____ SIGNATURE _____ DATE _____				
Thank You!				
			TOTAL MATERIALS	
			TOTAL LABOR	
			TAX	
			OTHER CHARGES	
			TOTAL \$1,000.00	

*Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135*



**2017 Chairman's Diamond Award**



**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

Jason Zappacosta <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jun 12, 2018 at 7:48 AM

Thanks Danielle.

The nonfunctioning Whirlpool and spigot on the roof have not been addressed here, is it going to be addressed by closing?

[Quoted text hidden]

---

D Mills <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jun 12, 2018 at 9:37 AM

Hey Jason & Joy,

The whirlpool should have been fixed but I will confirm that and the roof spigot. Also, I received the below update on the tax abatement and some other repairs

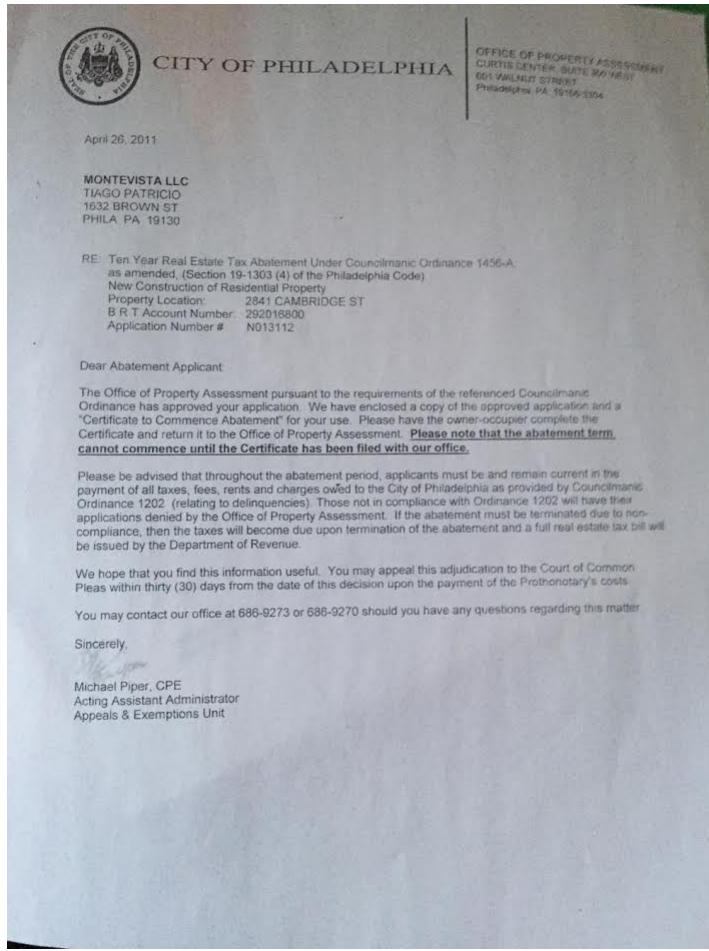


I will follow up on the remainder of repairs and we are set for the walk thru

Thurs at 10! We are so close let me know if you need anything at all! Talk to you soon, have a nice day!

Tenant moved out today  
Contract fixed the little things  
Roof deck completed  
Heater completed end of tue

Cleaning crew coming Tuesday



And the OPA website for the City shows no taxes due on improvements. They advised abatement is good until end of June 2022.

<https://property.phila.gov/?p=292016800>

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

---

**Fwd: 2841 Cambridge - Termite Docs**

1 message

**D Mills** <d.realestate4u@gmail.com>

Tue, Jun 12, 2018 at 5:33 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hello! One more off the list Termite treatment and cert attached! Just waiting to hear back on the others, I will keep you updated! Have a nice night!

----- Forwarded message -----

From: **Michael P Cohen** <[mskj@comcast.net](mailto:mskj@comcast.net)>

Date: Tue, Jun 12, 2018 at 5:05 PM

Subject: 2841 Cambridge - Termite Docs

To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688

[MSKJ@comcast.net](mailto:MSKJ@comcast.net)

[www.PhillyReo.com](http://www.PhillyReo.com)

--  
*Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135*



2017 *Chairman's Diamond Award*

**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

[2841 Cambridge.pdf](#)  
2240K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**2841 Cambridge**

2 messages

**D Mills** <d.realestate4u@gmail.com>

Wed, Jun 13, 2018 at 12:42 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;, Greg Damis &lt;teamdamis@gmail.com&gt;

Hey Jason &amp; Joy!

We are almost there! 😊👍🎉 I followed up on all of the repairs and just spoke with Michael the listing agent he said we are 99.9% of the way there! He confirmed all the handyman work was completed, as well as the whirlpool working, the tenant moved out, the property is cleaned - Tomorrow the only thing is due to the rain the roof deck and balcony are still being fixed.... The owner is going to not just repair the soft spots but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better! 🌞😊 So that really worked out to our benefit and will look like a new roof deck! The gentleman will be finished around 12 tomorrow so he will likely be there at our walk thru. The roof will also still be wet so it should not be walked on for 24 hrs. We will receive the paperwork and warranty tomorrow. Everything is set! 🙌 Please let me know if you need anything at all and I will see you tomorrow! CONGRATULATIONS!! 🎉🏡

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
Cell: **267-414-5135**

**2017 Chairman's Diamond Award**

**2016 Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**Greg Damis** <teamdamis@gmail.com>

Wed, Jun 13, 2018 at 2:06 PM

To: D Mills &lt;d.realestate4u@gmail.com&gt;

Cc: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

That's great news!

Typed with chubby fingers and small keys. Please excuse errors.

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**Fwd: FW: NU-TEMP ASSOCIATES HTG & COOLING INC. Invoice - 2841 Cambridge**

1 message

**D Mills** <d.realestate4u@gmail.com>

Thu, Jun 14, 2018 at 2:42 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

----- Forwarded message -----

From: **Sherri Cohen** <[mskj@comcast.net](mailto:mskj@comcast.net)>

Date: Thu, Jun 14, 2018 at 11:37 AM

Subject: FW: NU-TEMP ASSOCIATES HTG &amp; COOLING INC. Invoice - 2841 Cambridge

To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>**From:** Cozette McAvoy [mailto:[cozetttemcavoy@gmail.com](mailto:cozetttemcavoy@gmail.com)]**Sent:** Wednesday, June 13, 2018 10:41 AM**To:** Michael Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)>**Subject:** Fwd: NU-TEMP ASSOCIATES HTG & COOLING INC. Invoice - 2841 Cambridge**NU-TEMP ASSOCIATES HTG & COOLING INC.**

License No. 022834PA

2560 W. Maple Ave.

Trevose/Feasterville, PA 19053

Phone: 215-702-3970

Email: [dawn@nutemphvac.com](mailto:dawn@nutemphvac.com)URL: [www.nutemphvac.com](http://www.nutemphvac.com)**Invoice**

Date: June 12, 2018 - 01:08 PM

Invoice #: Invoice2474

Customer: McAvoy, Cozette

Diagnostic #:

Service Address:

Address: [2841 Cambridge St., Phila., PA 19130](http://2841 Cambridge St., Phila., PA 19130)

Invoice Status: Complete &amp; Paid

Payment Method: Credit Card

Billing Terms: Due on Receipt

Phone: 484-238-4873,

Email: [cozettermcavoy@gmail.com](mailto:cozettermcavoy@gmail.com)

Thank you for your business!

#### Invoice Items

Task ID	Description	System	Quantity	Maintenance Agreement	Amount
Invoice2474-1	Install new Goodman Air Handler Model #ARUF37C14 Serial #	Air handler	1.0	\$2,650	\$2,650
				<b>Installation</b>	<b>\$0</b>
				<b>Total Amount</b>	<b>\$2,650</b>
				<b>Maintenance Agreement Savings on this Invoice</b>	<b>\$0</b>

#### Notes:

Customer Signature  
(Work Authorize) I have the authority to order the above work and do so order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final and complete payment is made, and if settlement is not made as agreed, the seller shall have the right to remove sale and the seller will be held harmless for any damages resulting from the removal thereof.

Customer Signature  
(Work Completed)

PARTS WARRANTY:  
All parts as recorded are warranted as per manufacturer specifications.

LABOR WARRANTY:  
The labor charge as recorded here relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

We do not, of course, guaranty other parts than those we supply. If repairs later become necessary due to other defective parts, they will be charged separately.

#### CONFIDENTIALITY NOTICE

The information contained in this e-mail message is intended only for the exclusive use of the individual or entity named above and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivery of the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail and delete the material from any computer.

--  
*Thank you,  
Danielle Mills  
Your Real Estate Professional*  
Cell: **267-414-5135**

 **2017 Chairman's Diamond Award**

 **2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**2841 Cambridge St- 18PA03933**

15 messages

**Jessica Schulgen** <jessica.schulgen@tridentland.com>

Thu, Sep 6, 2018 at 11:26 AM

To: Cozette McAvoy &lt;cozetteMcavoy@gmail.com&gt;, Michael Cohen &lt;mskj@comcast.net&gt;, Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, D Mills &lt;d.realestate4u@gmail.com&gt;

Good Morning Cozette,

Would you please advise where Gentian Capital stands with the \$1,000.00 held for repairs? We would like to have this resolved as quickly as possible.

Thank You,

**Jessica L. Schulgen***Settlement Officer***▲Trident Land Transfer Company****EXPECT MORE** from our family™

530 Walnut Street, Suite 460

Philadelphia, PA 19106

[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)**P:** 215-440-2280**P:** 215-440-2284—Direct | **F:** 610-650-5892**Berkshire Hathaway HomeServices Fox & Roach, Realtors | The Trident Group****Business Hours: Mon.-Fri. 8:30am- 5pm****Visit our website at: [www.tridentland.com](http://www.tridentland.com)****“Professionals helping people achieve the dream of homeownership.”****▲Trident Land Transfer Company**

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

**Jason Zappacosta** <jzappacosta@gmail.com>

Tue, Oct 2, 2018 at 5:03 PM

<https://mail.google.com/mail/u/0/?ik=0e8c6eda99&view=pt&search=all&permthid=thread-f%3A1610872386054868697&simpl=msg-f%3A16108723860...> 1/6

7/7/2020

Gmail - 2841 Cambridge St- 18PA03933

To: Jessica Schulgen <jessica.schulgen@tridentland.com>  
Cc: Danielle Mills <d.realestate4u@gmail.com>

Since we are getting nowhere with Cozette, I'm left with no recourse but a civil suit. Does Trident need to be involved in any way?

Thanks,  
Jason

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Jessica Schulgen <jessica.schulgen@tridentland.com>

Tue, Oct 2, 2018 at 5:09 PM

Hey Jason,

Jess and I were discussing this earlier.... She is going to check with management and see if there are any alternatives or anything we can do. I am so sorry she has basically disappeared, but I will come to court with you or anything I can do to help!

[Quoted text hidden]

--

**Thank you,**  
**Danielle Mills**  
**Your Real Estate Professional**  
**Cell: 267-414-5135**

  
2017 **Chairman's Diamond Award**

  
2016 **Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

**Jessica Schulgen** <jessica.schulgen@tridentland.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Jason Zappacosta <jzappacosta@gmail.com>

Wed, Oct 3, 2018 at 12:30 PM

Unfortunately there isn't much we can do unless both parties agree on the release. Would you guys be willing to except half if I proposed it to Cozette?

Thank You,  
**Jessica L. Schulgen**  
*Settlement Officer*

  
530 Walnut Street, Suite 460  
Philadelphia, PA 19106

[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)

**P:** 215-440-2280

**P:** 215-440-2284—Direct | **F:** 610-650-5892

**Berkshire Hathaway HomeServices Fox & Roach, Realtors | The Trident Group**

**Business Hours: Mon.-Fri. 8:30am- 5pm**

**Visit our website at: [www.tridentland.com](http://www.tridentland.com)**

**“Professionals helping people achieve the dream of homeownership.”**

## Trident Land Transfer Company®

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]

[Quoted text hidden]

**Jason Zappacosta <jzappacosta@gmail.com>**

Wed, Oct 3, 2018 at 1:07 PM

To: Jessica Schulgen <jessica.schulgen@tridentland.com>

Cc: Danielle Mills <d.realestate4u@gmail.com>

Considering we had to tear out and redo the shoddy work that her handyman performed, I'm reluctant for anything less than 100%.

What happens in the event one of the parties passes away?

[Quoted text hidden]

**Jessica Schulgen <jessica.schulgen@tridentland.com>**

Wed, Oct 3, 2018 at 1:21 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Danielle Mills <d.realestate4u@gmail.com>

If a party, God Forbid passes, then there are multiple avenues to go but it makes it much harder for the funds to be released

Thank You,

**Jessica L. Schulgen**

*Settlement Officer*

## Trident Land Transfer Company®

**EXPECT MORE** from our family™

530 Walnut Street, Suite 460

Philadelphia, PA 19106

[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)

**P:** 215-440-2280

**P:** 215-440-2284—Direct | **F:** 610-650-5892

**Berkshire Hathaway HomeServices Fox & Roach, Realtors | The Trident Group**

**Business Hours: Mon.-Fri. 8:30am- 5pm**

**Visit our website at: [www.tridentland.com](http://www.tridentland.com)**

**“Professionals helping people achieve the dream of homeownership.”**

## Trident Land Transfer Company®

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]  
[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: Jessica Schulgen <jessica.schulgen@tridentland.com>  
Cc: Danielle Mills <d.realestate4u@gmail.com>

Wed, Oct 3, 2018 at 1:27 PM

Would pursuing one of those avenues rattle her cage enough to see if she's actively ignoring us or legitimately out of communication?

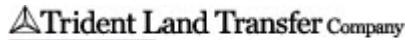
[Quoted text hidden]

**Jessica Schulgen** <jessica.schulgen@tridentland.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Danielle Mills <d.realestate4u@gmail.com>

Thu, Oct 4, 2018 at 12:13 PM

I would honestly see if she responds to the litigation email or small claims....the other avenues are escheatment which means we release the money to the state but that can't be done until we have it for over two years. Small claims court may be your best bet since you wouldn't have to hire an attorney

Thank You,  
**Jessica L. Schulgen**  
*Settlement Officer*

 Trident Land Transfer Company  
**EXPECT MORE** from our family™  
530 Walnut Street, Suite 460  
Philadelphia, PA 19106  
jessica.schulgen@tridentland.com  
**P:** 215-440-2280  
**P:** 215-440-2284—Direct | **F:** 610-650-5892  
**Berkshire Hathaway HomeServices Fox & Roach, Realtors | The Trident Group**  
**Business Hours: Mon.-Fri. 8:30am- 5pm**  
Visit our website at: [www.tridentland.com](http://www.tridentland.com)  
“Professionals helping people achieve the dream of homeownership.”

## Trident Land Transfer Company™

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]  
[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: Jessica Schulgen <jessica.schulgen@tridentland.com>  
Cc: Danielle Mills <d.realestate4u@gmail.com>

Thu, Oct 4, 2018 at 12:33 PM

What a hassle.

Aside from her email address do you have any other address or phone number you can share with me?

Thanks,  
Jason

[Quoted text hidden]

**Jessica Schulgen** <jessica.schulgen@tridentland.com>

Thu, Oct 4, 2018 at 1:54 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Danielle Mills <d.realestate4u@gmail.com>

Sorry I am not allowed to give out any of her information due to our privacy policy. Your best bet is to attempt reaching her agent and state you are ready to get attorneys involved

Thank You,  
**Jessica L. Schulgen**  
*Settlement Officer*

 Trident Land Transfer Company™

EXPECT MORE from our family™

530 Walnut Street, Suite 460

Philadelphia, PA 19106

jessica.schulgen@tridentland.com

P: 215-440-2280

P: 215-440-2284—Direct | F: 610-650-5892

Berkshire Hathaway HomeServices Fox & Roach, Realtors | The Trident Group

Business Hours: Mon.-Fri. 8:30am- 5pm

Visit our website at: [www.tridentland.com](http://www.tridentland.com)

“Professionals helping people achieve the dream of homeownership.”

 Trident Land Transfer Company™

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>

Thu, Oct 4, 2018 at 2:31 PM

To: Joy Godowski <joygodowski@gmail.com>

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>

Mon, Oct 8, 2018 at 1:28 PM

To: Danielle Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Hey Danielle,

We are getting our ducks in a row before filing the complaint. Could you please forward us any email exchanges you or Greg had with Michael?

Thanks,

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Wed, Oct 10, 2018 at 2:22 PM

Hey Jason & Joy!

I am sorry for my delay - I have 3 deals that are getting more intense as we go (2 new construction, as you know that beast well...) but getting everything together  Yes, I am sure I still have our emails and pictures - I can get them all ready and organized for you. Probably by the middle of next week.

And I apologize for not remembering - when is/was your big day?!?!!? 😊💪💖🎉 I feel like it should be close, and I apologized if I missed the date but I am very excited and happy for you! 😊

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: Danielle Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Wed, Oct 31, 2018 at 2:32 PM

Hi Danielle,

I hope you're doing well. I'm following up for a copy of all communication regarding our house.

Thanks,  
Jason

[Quoted text hidden]



image.png  
101K

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Wed, Oct 31, 2018 at 4:06 PM

Hey Jason & Joy!

I am doing good thank you and hope you are both as well! Happy Halloween! Sending over a bunch of emails now for your records 

[Quoted text hidden]



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Fwd: 2841 Cambridge Escrow release

1 message

**D Mills** <d.realestate4u@gmail.com>

Wed, Oct 31, 2018 at 4:07 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

----- Forwarded message -----

From: **D Mills** <d.realestate4u@gmail.com>

Date: Mon, Jun 25, 2018 at 6:39 PM

Subject: Re: 2841 Cambridge Escrow release

To: Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)>, Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)>

I am sorry no you are out of time per the escrow agreement. The clients do not want you or your workers involved anymore. The ceilings are not complete and on 5/24/18 your client signed off saying the window hardware would be completed/replaced PRIOR to settlement. We are now at 6/25/18, 11 days after settlement. There has been more than enough time given to you. Please have the release signed. Thank you.

On Mon, Jun 25, 2018 at 6:16 PM, Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)> wrote:

The parts were special ordered

And the windows will be fixed

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688

[MSKJ@comcast.net](mailto:MSKJ@comcast.net)

[www.PhillyReo.com](http://www.PhillyReo.com)

**From:** D Mills [mailto:[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)]  
**Sent:** Monday, June 25, 2018 4:01 PM  
**To:** Michael P Cohen; Greg Damis; Jessica Schulgen  
**Subject:** 2841 Cambridge Escrow release

Hi Michael,

Please have the attached release signed as we are over the time period agreed and buyers need to move in. Thank you.

--

***Thank you,***

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**

 2017 **Chairman's Diamond Award**

 2016 **Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors

530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

--

***Thank you,***

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



2017 Chairman's Diamond Award



2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

--  
**Thank you,**

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



2017 Chairman's Diamond Award



2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).



Jason Zapp &lt;jzappacosta@gmail.com&gt;

---

**Fwd: FW: Completed: Please DocuSign: 2841 cambridge repairs.pdf**

1 message

**D Mills** <d.realestate4u@gmail.com>

Wed, Oct 31, 2018 at 4:07 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

---

----- Forwarded message -----From: **D Mills** <d.realestate4u@gmail.com>

Date: Mon, Jun 25, 2018 at 11:32 AM

Subject: Re: FW: Completed: Please DocuSign: 2841 cambridge repairs.pdf

To: Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)>

No, the buyer is no longer comfortable with you or your repair man. They want to move in and do not want him back at their house. They will use the escrow to complete repairs by a professional. Thank you.

On Mon, Jun 25, 2018, 11:22 AM Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)> wrote:

**Have buyer sign**

**The parts are coming special order**

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688

[MSKJ@comcast.net](mailto:MSKJ@comcast.net)

[www.PhillyReo.com](http://www.PhillyReo.com)

---

**From:** DocuSign System [mailto:[dse@docusign.net](mailto:dse@docusign.net)]

**Sent:** Monday, June 25, 2018 11:05 AM

**To:** Michael Cohen

**Subject:** Completed: Please DocuSign: 2841 cambridge repairs.pdf

**Error! Filename not specified.**



Your document has been completed.

[VIEW COMPLETED DOCUMENT](#)

All signers completed Please DocuSign: 2841 cambridge repairs.pdf

#### **Do Not Share This Email**

This email contains a secure link to DocuSign. Please do not share this email, link, or access code with others.

#### **Alternate Signing Method**

Visit DocuSign.com, click 'Access Documents', and enter the security code:  
99B735CBE9C6445DAB459C9F6DF7FCA71

#### **About DocuSign**

Sign documents electronically in just minutes. It's safe, secure, and legally binding. Whether you're in an office, at home, on-the-go -- or even across the globe -- DocuSign provides a professional trusted solution for Digital Transaction Management™.

#### **Questions about the Document?**

If you need to modify the document or have questions about the details in the document, please reach out to the sender by emailing them directly.

If you are having trouble signing the document, please visit the [Help with Signing](#) page on our [Support Center](#).



[Download the DocuSign App](#)

This message was sent to you by Michael Cohen who is using the DocuSign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 **2017 Chairman's Diamond Award**

 **2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).



Jason Zapp &lt;jzappacosta@gmail.com&gt;

**Fwd: 2841 cambridge**

2 messages

**D Mills** <d.realestate4u@gmail.com>

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Wed, Oct 31, 2018 at 4:08 PM

----- Forwarded message -----

From: **Michael P Cohen** <mskj@comcast.net>

Date: Tue, Jun 12, 2018 at 7:06 PM

Subject: 2841 cambridge

To: D Mills &lt;d.realestate4u@gmail.com&gt;

**Everything is getting repaired****The deck might still be wet when you get there on Thursday**

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688[MSKJ@comcast.net](mailto:MSKJ@comcast.net)[www.PhillyReo.com](http://www.PhillyReo.com)

--  
***Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135***

**Chairman's Diamond Award**

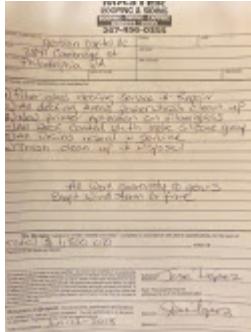


**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).



**FullSizeR.jpg**  
561K

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Wed, Oct 31, 2018 at 4:11 PM

To: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>, Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

----- Forwarded message -----

From: **Michael P Cohen** <[mskj@comcast.net](mailto:mskj@comcast.net)>  
Date: Wed, Jun 13, 2018 at 8:35 PM  
Subject: 2841 cambridge  
To: <[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)>  
Cc: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Jessica can you put this on the cd

Kindest Regards,

Michael P. Cohen

Associate Broker

**Keller Williams Philly**

**Michael Cohen & Company**

728 S. Broad Street 4<sup>rd</sup> Floor

7/7/2020

Gmail - Fwd: 2841 cambridge

Philadelphia, PA 19146

**Cell: 610-331-7213**

Office: 215-607-6007

EFAX: 610-680-3688

[mskj@comcast.net](mailto:mskj@comcast.net)

[www.PhillyReo.com](http://www.PhillyReo.com)

[www.PhillyCommercial.net](http://www.PhillyCommercial.net)

**Philadelphia Magazine Five Star Realtor**

\*\*\*Please include Property Address in Subject line and  
your contact information with phone number In body of email.

[Quoted text hidden]

---

 [2018\\_06\\_13\\_20\\_32\\_59.pdf](#)  
20K



Jason Zapp &lt;jzappacosta@gmail.com&gt;

## Fwd: Repairs still needed for 2841 Cambridge

1 message

D Mills &lt;d.realestate4u@gmail.com&gt;

Wed, Oct 31, 2018 at 4:12 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

----- Forwarded message -----

From: D Mills &lt;d.realestate4u@gmail.com&gt;

Date: Mon, Jun 25, 2018 at 10:45 AM

Subject: Re: Repairs still needed for 2841 Cambridge

To: Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)>

Do you understand the verbals you have given were not upheld and completed? Do you remember saying the handyman was great and completed the work, but he did not? He charged your client and never ordered the window hardware. These issues were known for a month. Your last conversation also stated the parts for windows were not installed or ordered, but they should have been in and installed before closing like you had stated prior(I have your email from before closing saying this was already completed). Do you remember me asking if we need to push back settlement to finish the repairs? If you recall you said no they will be completed. Unfortunately in your last conversation you gave no specifics as to a completion date or the time frame needed to complete the work that is still needed for the outstanding repairs. You have not contacted, followed up, or provided any updates since. Conversations are not being followed or helping. We need concrete answers and receipts today or buyers are forced to complete the repairs on their own.

On Mon, Jun 25, 2018, 10:01 AM Michael P Cohen <[mskj@comcast.net](mailto:mskj@comcast.net)> wrote:

As I stated before



The parts are on order

Do you remember that conversation

And when they come in the repairman will make an appointment to come out

Have a Great and Productive Day!

Michael P. Cohen

Cell : 610-331-7213

**Greenfax:** 610-680-3688

[MSKJ@comcast.net](mailto:MSKJ@comcast.net)

[www.PhillyReo.com](http://www.PhillyReo.com)

**From:** D Mills [mailto:[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)]  
**Sent:** Monday, June 25, 2018 9:56 AM  
**To:** Michael P Cohen; Greg Damis  
**Subject:** Re: Repairs still needed for 2841 Cambridge

Hi Michael,

Are all the repairs completed for this?

On Tue, Jun 19, 2018, 2:03 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hi Michael,

Just checking in on the repairs? The client would like to know when they are expected to be completed? Thank you!

On Thu, Jun 14, 2018 at 3:30 PM, D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

----- Forwarded message -----

From: <[SH33@foxroach.com](mailto:SH33@foxroach.com)>  
Date: Thu, Jun 14, 2018 at 3:22 PM  
Subject: Message from "SH33"  
To: Danielle Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

This E-mail was sent from "SH33" (MP C8003).

Scan Date: 06.14.2018 15:22:19 (-0400)  
Queries to: [SH33@foxroach.com](mailto:SH33@foxroach.com)

--

*Thank you,*

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



2017 **Chairman's Diamond Award**



2016 **Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors

530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

--

**Thank you,**  
**Danielle Mills**  
**Your Real Estate Professional**

**Cell: 267-414-5135**



2017 **Chairman's Diamond Award**



2016 **Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors

530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

--  
**Thank you,**  
**Danielle Mills**  
**Your Real Estate Professional**  
Cell: **267-414-5135**

  
2017 **Chairman's Diamond Award**

  
2016 **Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

## 2 attachments

 **image001.png**  
5K

 **image002.png**  
5K



## Cambridge insp.

23 messages

D Mills <d.realestate4u@gmail.com>

Mon, May 21, 2018 at 12:42 PM

To: Jason Zappacosta <jzappacosta@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Hello! Hope you had a great weekend! I do have all 3 reports - I have reviewed them all and I have Greg reviewing them as well. Alot is the obvious like we talked about (termite, all plumbing , roof deck, etc.), I just wanted further information on stucco warnings, issues, concerns, and repairs. Since Greg has the most experience in all materials within his personal properties (as well as great guys who can repair them), he is the "go to guy" - funny story about his question jar.. I'll tell you in person for fun. I'd like his input in the matter as he has had these issues before.

Let me know your thoughts when you have a chance and we can take it from there! Thank you, talk to you soon!

---

Jason Zappacosta <jzappacosta@gmail.com>

Mon, May 21, 2018 at 2:14 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Sounds good.

I think we are optimistic that everything can be addressed but not optimistic the seller is willing to do anything about it.

Let us know what to do next.

On Mon, May 21, 2018, 12:42 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hello! Hope you had a great weekend! I do have all 3 reports - I have reviewed them all and I have Greg reviewing them as well. Alot is the obvious like we talked about (termite, all plumbing , roof deck, etc.), I just wanted further information on stucco warnings, issues, concerns, and repairs. Since Greg has the most experience in all materials within his personal properties (as well as great guys who can repair them), he is the "go to guy" - funny story about his question jar.. I'll tell you in person for fun. I'd like his input in the matter as he has had these issues before.

Let me know your thoughts when you have a chance and we can take it from there! Thank you, talk to you soon!

---

Jason Zappacosta <jzappacosta@gmail.com>

Tue, May 22, 2018 at 1:55 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Hi Danielle, following up for the next steps! Let us know.

[Quoted text hidden]

---

D Mills <d.realestate4u@gmail.com>

Tue, May 22, 2018 at 3:31 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Hello!

Yes we will be preparing our reply to inspections today - I am meeting with Greg in the next 10 min., but let me know what is most important on the list for you (I know the stucco, termite, roof deck, & plumbing). Then we can come to our final proposal :)

[Quoted text hidden]

—  
***Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135***



2017

Chairman's Diamond Award



2016 **Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 3:37 PM

Also HVAC since it couldn't be evaluated, and related to the plumbing but addressing the wet sheetrock under the half bath leak.

Also important to us is to approve the contractors that perform the work. We don't want to seller to opt for a fly-by-night contractor to save a few bucks and perform an inadequate repair.

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>, Greg Damis <teamdamis@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 4:29 PM

Very true - Greg had a similar thought plan, and thinks it might be best to ask for a credit so that you are more in control of the repairs.

I think having the seller address softness on the roof deck & front deck, plumbing for all bathrooms & kitchen (include mold removal from under hlf bath), ensure whirlpool tub works properly, fix the fan in master bath, install GFI outlets where noted, all lights in home on balcony and roof to be working properly, treat termites, get HVAC cert. for service needed, window hardware in master bath, roof downspout & front-rear drains cleared from clog, and the hanging utility line out back to meet clearance requirements.

All the repairs must be completed by a licensed & insured professional in that trade. The seller may not complete all of them but if we can get your major concerns addressed then we will be in good shape!

I then think we should ask for a credit for the stucco issue - that way if the color or something is not up to your standards you have control of the situation :)

Let me know what you think and I will get this all in the addendum Thank you!  
[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 4:39 PM

I think that's fair & covers our biggest concerns.

What are your thoughts on a credit amount?

I don't consider any of these items "throw away", do you think there are enough "throw away" items?  
[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 5:24 PM

Okay, then let's add repair garage door (which is working when we opened and closed it) and add the rail for front basement well. Sound good? Also, the cracks in the stucco Greg said were more hairline (not the structure also noted in the report) and would not cost too much. \$2,500 is a good amount that should cover the repair of the cracks - they make a sealant for this, even a caulk would be proper repair, or chipping out the side and re-stucco - but that is a lot. It is more like a scratch on a car, you don't necessarily need to paint the whole car just repair the scratch. Let me know if that helps.

I will then state our main concerns in the email and attach our reply with all requests, and we will see what they can do!! 😊

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>

Tue, May 22, 2018 at 5:31 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Sounds good.

Does the non functioning spigot on the roof fall under plumbing?

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>

Tue, May 22, 2018 at 5:50 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Okay great - working on the reply now. The agent just asked for it as well. If there is water ran up there then yes it should be working - but if it was only rough plumbing and the water was never actually running thru the line, then it would not be.

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>

Tue, May 22, 2018 at 6:26 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Greg Damis <teamdamis@gmail.com>, Joy Godowski <joygodowski@gmail.com>

Okay it was just sent, please review then sign and let me know if you need anything :)

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>

Tue, May 22, 2018 at 7:27 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Hello! Did the document come over? I didn't see a signed copy

[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>

Tue, May 22, 2018 at 7:43 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Jason <3 <jzappacosta@gmail.com>

Yup. I already signed it but if you're not seeing it, maybe send again?

[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>

Tue, May 22, 2018 at 8:50 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

Nitpicking here, The half bath had a leak in the plumbing, mold and wet drywall. Should the drywall repairs be mentioned? Also should the burnt out bulbs be included?

[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>

Tue, May 22, 2018 at 9:11 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>

The bulbs are included in our reply as well as the fix and repair of leak and mold in hlf bath - if the mold is on the drywall then it is ripped out and replaced 🤞 so we are covered!

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, May 22, 2018 at 9:12 PM

Great, we are fully signed!  
[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 12:25 PM

Hey Danielle any word from the seller?

Thanks

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 1:14 PM

Hey Jason & Joy!

Yes finally 😊 So he sent me the below reply which is better than I expected.... she will be completing all the repairs requested! 🤘 and stated

"Instead of fixing the hvac She will replace the unit with a 5 year warranty" that's when I noticed the stucco credit was not on there. So I tried calling him and got voicemail. Then I e-mailed and asked if the heater was no longer functional since we only requested it to be serviced, and then I asked about the \$2500. He was at a closing and had to call me after - so I just hung up with him and what happened was when the HVAC guy went out he can repair it but cannot guarantee its life expectancy ( 1 yr maybe 5yrs) and offered to replace system for about \$2500 (which is the amount of the credit requested). Apparently, she has a few properties and thought it was better to replace the system for you then service it and fix the stucco ( Greg also said before to seal that front crack should only cost around \$1000). So this could work out to your benefit - I know new heat systems are much higher than \$2500.

It is completely up to you if you prefer the heat cert and 2500 credit for stucco (he said the price point for her is the same, so they could adjust the reply if needed) or if you prefer to have the new heat system with 5 yr warranty and no credit for stucco. Think it over and let me know what you think is best 😊 💪 We can then have this signed and wrapped up today! 🎉

🎉 Congratulations!

[Quoted text hidden]

 **2841 cam.pdf**  
65 KB

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:18 PM

Thanks Danielle.

While we mull this over, is it possible for all repairs that we get signed, letter headed invoices marked paid for all work the seller is performing?

Thanks!

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
To: Jason Zappacosta <jzappacosta@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:30 PM

Hey Jason,

Yes, no worries! We will need proof of the repairs being completed and their warranties - so we will have all the documentation of repairs 🤘 I know we will have the electric, plumbing, termite, HVAC etc. But the hardware for windows,

garage opener, clear rear drains, and those types of repairs might be completed by a handyman as they are minor repairs.  
We will also do another walk thru to ensure everything was taken care of 😊  
[Quoted text hidden]

---

**Jason Zappacosta** <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Fri, May 25, 2018 at 2:36 PM

Handyman is fine, I just want to make sure we have everything documented.

Thanks.  
[Quoted text hidden]

---

**Joy Godowski** <joygodowski@gmail.com>  
To: Jason <3 <jzappacosta@gmail.com>  
Cc: D Mills <d.realestate4u@gmail.com>

Fri, May 25, 2018 at 2:55 PM

What about the roof? That would be considered a patch job would it?  
[Quoted text hidden]

---

**D Mills** <d.realestate4u@gmail.com>  
To: Joy Godowski <joygodowski@gmail.com>  
Cc: Jason <3 <jzappacosta@gmail.com>

Fri, May 25, 2018 at 3:50 PM

Yes, everything we sign off on has to be documented and we will have proof of repairs. The roof would be like the plumbing and completed by a professional (even if they are only patching).  
[Quoted text hidden]



Joy Godowski &lt;joygodowski@gmail.com&gt;

**Escrow Relief**

10 messages

**Joy Godowski** <joygodowski@gmail.com>

Fri, Apr 5, 2019 at 4:49 PM

To: jessica.schulgen@tridentland.com

Cc: Danielle Mills &lt;danielle.mills@foxroach.com&gt;, Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

**D Mills** <d.realestate4u@gmail.com>

Mon, Apr 8, 2019 at 5:26 PM

To: Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski &lt;joygodowski@gmail.com&gt; wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 2017 Chairman's Diamond Award

 2016 Chairman's Platinum Award

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder:** BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

**Warning:** email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.

Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
To: "Jason <3" <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Mon, Apr 8, 2019 at 6:45 PM

----- Forwarded message -----  
From: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
Date: Mon, Apr 8, 2019, 5:26 PM  
Subject: Re: Escrow Relief  
To: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:  
Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

**Warning:** email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.

--

**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 2017 Chairman's Diamond Award

 2016 Chairman's Platinum Award  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

---

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--

**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

2017  **Chairman's Diamond Award**

2016  **Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>, Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Tue, Apr 9, 2019 at 11:55 AM

Actually, there is.

In an email you sent to us on June 13, 2018, you said, "The owner is going to not just **repair the soft spots** but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better! "

The issue we're running into is that the soft spots were never repaired and are getting worse, permitting water to leak into the house. The roofer who recoated the roof finally came out last week after asking him to come out since December when we first saw water coming in the house. He claimed he was told to "make it look pretty" and that he couldn't fix the soft spots because he doesn't do fiberglass. Seeing how his "fix" to the soft spots didn't work, he would have to charge double to recoat the roof in extra layers and even then, said it's not the right way to repair our issue. Do we have anything beyond this email from you and any legal recourse for misrepresentation of the repairs?

On Mon, Apr 8, 2019 at 5:26 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,**

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



2017 **Chairman's Diamond Award**



2016 **Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

---

**D Mills** <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>

Tue, Apr 9, 2019 at 3:52 PM

To: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>, Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)>

Cc: Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Hey Joy,

Oh my gosh I am so sorry - I can't believe this is happening! The roofer from Master roofing said he does not do fiberglass? His invoice is attached, he stated and charged for repair & service of fiberglass as well as coating the whole deck. I also attached the plumbing inv. and an email that the roof was completed from Micahel. The signed reply that you have with the seller (the one you sent a copy to me) is perfect because it has the date that they signed and said repairs (window hardware, etc.) would be complete. I want to talk more with Greg and our broker about the proper recourse for this. I am so sorry again that this is happening, I will get back to asap. Thank you, talk to you soon!

On Tue, Apr 9, 2019 at 11:55 AM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Actually, there is.

In an email you sent to us on June 13, 2018, you said, "The owner is going to not just **repair the soft spots** but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better! "

The issue we're running into is that the soft spots were never repaired and are getting worse, permitting water to leak into the house. The roofer who recoated the roof finally came out last week after asking him to come out since December when we first saw water coming in the house. He claimed he was told to "make it look pretty" and that he couldn't fix the soft spots because he doesn't do fiberglass. Seeing how his "fix" to the soft spots didn't work, he would have to charge double to recoat the roof in extra layers and even then, said it's not the right way to repair our issue. Do we have anything beyond this email from you and any legal recourse for misrepresentation of the repairs?

On Mon, Apr 8, 2019 at 5:26 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 2017 **Chairman's Diamond Award**

 2016 **Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 **2017 Chairman's Diamond Award**

 **2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

---

 **20190409152300772.pdf**  
502K

---

**Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)>**  
To: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>  
Cc: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>, Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Tue, Apr 9, 2019 at 7:50 PM

This is disturbing.

You have recourse. Take the contractor to small claims court.  
Take the realtor and his agency to small claims court.  
File a complaint with the Greater Association of Realtors against the agent.  
I can talk tomorrow if you want.  
Anytime after 10:30 am .

Greg Damis

Typed with chubby fingers on small keys.  
Please excuse errors.

On Tue, Apr 9, 2019, 3:52 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

Oh my gosh I am so sorry - I can't believe this is happening!? The roofer from Master roofing said he does not do fiberglass? His invoice is attached, he stated and charged for repair & service of fiberglass as well as coating the whole

deck. I also attached the plumbing inv. and an email that the roof was completed from Micahel. The signed reply that you have with the seller (the one you sent a copy to me) is perfect because it has the date that they signed and said repairs (window hardware, etc.) would be complete. I want to talk more with Greg and our broker about the proper recourse for this. I am so sorry again that this is happening, I will get back to asap. Thank you, talk to you soon!

On Tue, Apr 9, 2019 at 11:55 AM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Actually, there is.

In an email you sent to us on June 13, 2018, you said, "The owner is going to not just **repair the soft spots** but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better! "

The issue we're running into is that the soft spots were never repaired and are getting worse, permitting water to leak into the house. The roofer who recoated the roof finally came out last week after asking him to come out since December when we first saw water coming in the house. He claimed he was told to "make it look pretty" and that he couldn't fix the soft spots because he doesn't do fiberglass. Seeing how his "fix" to the soft spots didn't work, he would have to charge double to recoat the roof in extra layers and even then, said it's not the right way to repair our issue. Do we have anything beyond this email from you and any legal recourse for misrepresentation of the repairs?

On Mon, Apr 8, 2019 at 5:26 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

 **2017 Chairman's Diamond Award**

 **2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

**Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.**

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**



**2017 Chairman's Diamond Award**  
**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

**Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.**

---

Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
To: Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)>  
Cc: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>, Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Wed, Apr 10, 2019 at 4:52 PM

Hey Greg,

Thanks for sending over all of this paperwork. We reached out to the roofer who did the new coat before we closed and we're trying to get all the coinciding paperwork together. We had another roofer out to get an estimate for the repairs and we're looking at a minimum \$13,000 so we wanted to see what was negotiated between the original roofer and the Seller / Realtor. We'll reach out if there is anymore communications that we might be looking for from pre-closing.

On Tue, Apr 9, 2019 at 7:50 PM Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)> wrote:  
This is disturbing.

You have recourse. Take the contractor to small claims court.  
Take the realtor and his agency to small claims court.  
File a complaint with the Greater Association of Realtors against the agent.  
I can talk tomorrow if you want.  
Anytime after 10:30 am .

Greg Damis

Typed with chubby fingers on small keys.  
Please excuse errors.

On Tue, Apr 9, 2019, 3:52 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

Oh my gosh I am so sorry - I can't believe this is happening!? The roofer from Master roofing said he does not do fiberglass? His invoice is attached, he stated and charged for repair & service of fiberglass as well as coating the whole deck. I also attached the plumbing inv. and an email that the roof was completed from Micahel. The signed reply that you have with the seller (the one you sent a copy to me) is perfect because it has the date that they signed and said repairs (window hardware, etc.) would be complete. I want to talk more with Greg and our broker about the proper recourse for this. I am so sorry again that this is happening, I will get back to asap. Thank you, talk to you soon!

On Tue, Apr 9, 2019 at 11:55 AM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Actually, there is.

In an email you sent to us on June 13, 2018, you said, "The owner is going to not just **repair the soft spots** but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better!"

The issue we're running into is that the soft spots were never repaired and are getting worse, permitting water to leak into the house. The roofer who recoated the roof finally came out last week after asking him to come out since December when we first saw water coming in the house. He claimed he was told to "make it look pretty" and that he couldn't fix the soft spots because he doesn't do fiberglass. Seeing how his "fix" to the soft spots didn't work, he would have to charge double to recoat the roof in extra layers and even then, said it's not the right way to repair our issue. Do we have anything beyond this email from you and any legal recourse for misrepresentation of the repairs?

On Mon, Apr 8, 2019 at 5:26 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**



530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates!**  
**Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

**Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.**

--  
**Thank you,  
Danielle Mills  
Your Real Estate Professional  
Cell: 267-414-5135**

  
**2017 Chairman's Diamond Award**

  
**2016 Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates!** Thank you for your continued trust and loyalty.\*\*

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

**Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.**

---

**Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)>**  
To: Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)>  
Cc: D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)>, Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)>

Wed, Apr 10, 2019 at 4:56 PM

You may need to consult/hire an attorney. If you go to my recommended vendors on my website, there are several you can check out.

**Gregory J. Damis, C.N.H.S.  
We love opening doors to your life's most meaningful dreams.  
Your Realtor for predictable results since 1985!  
2018 BHHS Chairman Circle Diamond Award - Top 1/2%**

**10 year BHHS Legend Award**[www.TeamDamis.com](http://www.TeamDamis.com)**What is your home worth? Immediately Get 3 Independent Estimates**

**About Greg** Realtor of the Year awarded by Greater Philadelphia Association of Realtors.  
Winner of Philadelphia Magazine's Five Star Realty Award for Customer Satisfaction many years in a row.

**215-440-2096 direct line  
215-627-3142 for office facsimile**



**NOTICE:** Any messages sent from or received by this e-mail address may be read by a third party or written by a third party on behalf of Greg. If you have a concern with privacy in your messaging, we suggest you inform us or discontinue your e-mail messages to us. Your phone communication is always welcome.

On Wed, Apr 10, 2019 at 4:52 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Greg,

Thanks for sending over all of this paperwork. We reached out to the roofer who did the new coat before we closed and we're trying to get all the coinciding paperwork together. We had another roofer out to get an estimate for the repairs and we're looking at a minimum \$13,000 so we wanted to see what was negotiated between the original roofer and the Seller / Realtor. We'll reach out if there is anymore communications that we might be looking for from pre-closing.

On Tue, Apr 9, 2019 at 7:50 PM Greg Damis <[teamdamis@gmail.com](mailto:teamdamis@gmail.com)> wrote:

This is disturbing.

You have recourse. Take the contractor to small claims court.  
Take the realtor and his agency to small claims court.  
File a complaint with the Greater Association of Realtors against the agent.  
I can talk tomorrow if you want.  
Anytime after 10:30 am .

Greg Damis

Typed with chubby fingers on small keys.  
Please excuse errors.

On Tue, Apr 9, 2019, 3:52 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

Oh my gosh I am so sorry - I can't believe this is happening!? The roofer from Master roofing said he does not do fiberglass? His invoice is attached, he stated and charged for repair & service of fiberglass as well as coating the whole deck. I also attached the plumbing inv. and an email that the roof was completed from Micahel. The signed reply that you have with the seller (the one you sent a copy to me) is perfect because it has the date that they signed and said repairs (window hardware, etc.) would be complete. I want to talk more with Greg and our broker about the proper recourse for this. I am so sorry again that this is happening, I will get back to asap. Thank you, talk to you soon!

On Tue, Apr 9, 2019 at 11:55 AM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Actually, there is.

In an email you sent to us on June 13, 2018, you said, "The owner is going to not just **repair the soft spots** but actually re-coat the whole roof! The agent said the repairs were 1500 but not guaranteed and the whole roof would be 1800 w/ warranty and look much better!"

The issue we're running into is that the soft spots were never repaired and are getting worse, permitting water to leak into the house. The roofer who recoated the roof finally came out last week after asking him to come out

since December when we first saw water coming in the house. He claimed he was told to "make it look pretty" and that he couldn't fix the soft spots because he doesn't do fiberglass. Seeing how his "fix" to the soft spots didn't work, he would have to charge double to recoat the roof in extra layers and even then, said it's not the right way to repair our issue. Do we have anything beyond this email from you and any legal recourse for misrepresentation of the repairs?

On Mon, Apr 8, 2019 at 5:26 PM D Mills <[d.realestate4u@gmail.com](mailto:d.realestate4u@gmail.com)> wrote:

Hey Joy,

I am so sorry for this, I can't believe this seller is doing this. Can I help with anything?

On Fri, Apr 5, 2019 at 4:49 PM Joy Godowski <[joygodowski@gmail.com](mailto:joygodowski@gmail.com)> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--

**Thank you,**

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



**2017**

**Chairman's Diamond Award**

**2016**

 **Top 1 Percent Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates!**  
**Thank you for your continued trust and loyalty.\*\***

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

--

**Thank you,**

**Danielle Mills**

**Your Real Estate Professional**

**Cell: 267-414-5135**



**2017 Chairman's Diamond Award**

**2016 CC Platinum Equivalent\_Top 1 Percent Chairman's Platinum Award**

Berkshire Hathaway Home Services Fox & Roach Realtors

530 Walnut St., Suite 480 Phila., PA 19106

***\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\****

**"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful!"**

**Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).**

**Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.**



Joy Godowski &lt;joygodowski@gmail.com&gt;

---

**Re: Escrow Release**

7 messages

**Jason Zappacosta** <jzappacosta@gmail.com>

Wed, Jun 26, 2019 at 11:51 AM

To: Jessica Schulgen &lt;jessica.schulgen@tridentland.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;, Danielle Mills &lt;d.realestate4u@gmail.com&gt;

Jessica,

What is going on with our escrow money? It's been a year since closing and 3 months since docusigning the paperwork.  
We got screwed on this house and need these funds immediately.

Thanks,  
Jason

On Fri, Apr 5, 2019, 4:49 PM Joy Godowski <joygodowski@gmail.com> wrote:

Hey Jessica,

What's going on with our escrow fund? Regrettably we are on the hook for invasive roof repairs and are in need of these funds.

Thanks,

Joy

---

**Jessica Schulgen** <jessica.schulgen@tridentland.com>

Wed, Aug 14, 2019 at 2:32 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;, Danielle Mills &lt;d.realestate4u@gmail.com&gt;

Jason,

I have not received any written notice from the seller. The last we spoke you were not willing to take half of the money.  
That was the most the seller was willing to give. Please advise if you have come to an agreement with the seller.

Thank You,

**Jessica L. Schulgen**

Settlement Officer

 Trident Land Transfer Company

EXPECT MORE from our family™

Direct: (215) 440-2284

Office: (215) 440-2280

eFax: (610)-650-5892

jessica.schulgen@tridentland.com

***I'm never too busy for a referral. It is the greatest compliment one can receive!***

Click here: [Trident Animated Video](#)

***Opening doors to life's most meaningful dreams.***

**Berkshire Hathaway HomeServices Fox & Roach/The Trident Group**

---

**WARNING! WIRE FRAUD ADVISORY**

Wire fraud and email hacking/phishing attacks are on the rise!



- If you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL!**
- Call your Settlement Officer, Settlement Coordinator or Title Processor immediately, using a previously provided phone number and **NOT** a number provided in the email, to verify the info prior to sending funds.
- *Trident Land Transfer Company* **does not** alter its wiring instructions.
- If you receive new wiring instructions, please notify me immediately.

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

On Wed, Aug 14, 2019 at 2:10 PM Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)> wrote:

Jessica,

What is going on with the escrow money, has it been distributed yet?

Thanks

On Wed, Jun 26, 2019, 12:05 PM Jason Zappacosta <[jzappacosta@gmail.com](mailto:jzappacosta@gmail.com)> wrote:

No, we consulted with a lawyer who advised us we have zero recourse except to beg the seller to assist out of kindness. I expect that route to be a waste of time and wish to move beyond our mistakes.

On Wed, Jun 26, 2019, 12:01 PM Jessica Schulgen <[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)> wrote:

Jason,

last we talked seller agreed to release half and I was told you guys were going to mediation?.

Thank You,

**Jessica L. Schulgen**

*Settlement Officer*

**Trident Land Transfer Company**

**EXPECT MORE** from our family™

Direct: (215) 440-2284

Office: (215) 440-2280

eFax: (610)-650-5892

[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)

***I'm never too busy for a referral. It is the greatest compliment one can receive!***

Click here: [Trident Animated Video](#)

***Opening doors to life's most meaningful dreams.***

**Berkshire Hathaway HomeServices Fox & Roach/The Trident Group**



## **WARNING! WIRE FRAUD ADVISORY**

Wire fraud and email hacking/phishing attacks are on the rise!

- If you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL!**
- Call your Settlement Officer, Settlement Coordinator or Title Processor immediately, using a previously provided phone number and **NOT** a number

provided in the email, to verify the info prior to sending funds.

- *Trident Land Transfer Company does not alter its wiring instructions.*
- If you receive new wiring instructions, please notify me immediately.

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

*Warning: email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving BHHS Fox & Roach/Trident requesting that you wire funds anywhere or that you provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, do not respond to the message and immediately call your real estate agent, mortgage consultant, settlement coordinator or other contact at BHHS F&R/T.*

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

---

**Jason Zappacosta** <jzappacosta@gmail.com>

Wed, Aug 14, 2019 at 2:35 PM

To: Jessica Schulgen <jessica.schulgen@tridentland.com>

Cc: Joy Godowski <joygodowski@gmail.com>, Danielle Mills <d.realestate4u@gmail.com>

Please proceed with half.

Thank you.

[Quoted text hidden]

---

**Jessica Schulgen** <jessica.schulgen@tridentland.com>

Wed, Aug 14, 2019 at 2:37 PM

To: Jason Zappacosta <jzappacosta@gmail.com>

Cc: Joy Godowski <joygodowski@gmail.com>, Danielle Mills <d.realestate4u@gmail.com>

Jason,

I will be resending an escrow agreement for both you and the seller to sign shortly

*Thank You,*

**Jessica L. Schulgen**  
Settlement Officer

**Trident Land Transfer Company****EXPECT MORE** from our family™

Direct: (215) 440-2284

Office: (215) 440-2280

eFax: (610)-650-5892

[jessica.schulgen@tridentland.com](mailto:jessica.schulgen@tridentland.com)

**I'm never too busy for a referral. It is the greatest compliment one can receive!**

Click here: [Trident Animated Video](#)

**Opening doors to life's most meaningful dreams.**

**Berkshire Hathaway HomeServices Fox & Roach/The Trident Group**



**WARNING! WIRE FRAUD ADVISORY**

Wire fraud and email hacking/phishing attacks are on the rise!

- If you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL!**
- Call your Settlement Officer, Settlement Coordinator or Title Processor immediately, using a previously provided phone number and **NOT** a number provided in the email, to verify the info prior to sending funds.
- *Trident Land Transfer Company does not alter its wiring instructions.*
- If you receive new wiring instructions, please notify me immediately.

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]

---

**Jason Zappacosta <jzappacosta@gmail.com>****Wed, Aug 21, 2019 at 11:31 AM**

To: Jessica Schulgen &lt;jessica.schulgen@tridentland.com&gt;

Cc: Joy Godowski &lt;joygodowski@gmail.com&gt;, Danielle Mills &lt;d.realestate4u@gmail.com&gt;

Jessica,

It's been 1 week and neither Joy nor I received the agreement to sign. We already DocuSigned to split the escrow money on 3/12. I was able to get a new link from the original DocuSign email you sent, see below. What is going on?



***Opening doors to life's most meaningful dreams.***

**Berkshire Hathaway HomeServices Fox & Roach/The Trident Group**



## **WARNING! WIRE FRAUD ADVISORY**

Wire fraud and email hacking/phishing attacks are on the rise!

- If you receive an email containing Wire Transfer Instructions, **DO NOT RESPOND TO THE EMAIL!**
- Call your Settlement Officer, Settlement Coordinator or Title Processor immediately, using a previously provided phone number and **NOT** a number provided in the email, to verify the info prior to sending funds.
- *Trident Land Transfer Company does not alter its wiring instructions.*
- If you receive new wiring instructions, please notify me immediately.

This communication from Trident Land Transfer Company may contain privileged, confidential and/or other legally protected information, including non-public personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information. If you are not the intended recipient or appear to have received this communication in error (even if the e-mail address above is yours), do not disclose, copy, distribute or otherwise use any of this information. If you are not the intended recipient or appear to have received this communication in error, please let us know immediately via reply e-mail and delete the material in its entirety.

[Quoted text hidden]

---

Joy Godowski <joygodowski@gmail.com>  
To: Jessica Schulgen <jessica.schulgen@tridentland.com>  
Cc: Jason Zappacosta <jzappacosta@gmail.com>, Danielle Mills <d.realestate4u@gmail.com>

Tue, Aug 27, 2019 at 4:46 PM

Hey Jessica,

Has there been any movement on this?

[Quoted text hidden]

--

**JOY (GODOWSKI) ZAPPACOSTA**  
Contact // LinkedIn



Joy Godowski &lt;joygodowski@gmail.com&gt;

## Cambridge Follow up

7 messages

D Mills &lt;d.realestate4u@gmail.com&gt;

Tue, Jul 10, 2018 at 2:25 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Joy & Jason!

I hope you guys had a great holiday and are enjoying your new home! I just wanted to follow up on the repairs - the title co. told me last week that the repairs were being completed. Apparently, the owner believed the agent as well and thought they were complete or were completing them - so she intended to do so. I'm not really sure so I wanted to check in with you and see :) Let me know when you have a chance. Thank you, hope you're staying cool with this heat wave!

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
**Cell: 267-414-5135**

**2017 Chairman's Diamond Award**

**2016 Chairman's Platinum Award**  
Berkshire Hathaway Home Services Fox & Roach Realtors  
530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

Jason Zappacosta <jzappacosta@gmail.com>  
To: D Mills <d.realestate4u@gmail.com>  
Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jul 10, 2018 at 3:22 PM

Hi Danielle,

The ceiling was supposed to be repaired today but is rescheduled. The fridge is to be repaired tomorrow. The outdoor drains were cleared and I'm ordering the missing light bulbs and window hardware slowly but surely. Do you know if we can get the lock box code for the box that's screwed into the door frame? I'd rather not destroy the door frame to remove it.

This lock box:  
<https://photos.app.goo.gl/PJd6fq6eRGmuXYoF8>

Thanks,  
Jason

On Tue, Jul 10, 2018 at 2:25 PM D Mills <d.realestate4u@gmail.com> wrote:

Hey Joy & Jason!

I hope you guys had a great holiday and are enjoying your new home! I just wanted to follow up on the repairs - the title co. told me last week that the repairs were being completed. Apparently, the owner believed the agent as well and

thought they were complete or were completing them - so she intended to do so. I'm not really sure so I wanted to check in with you and see :) Let me know when you have a chance. Thank you, hope you're staying cool with this heat wave! 

--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
**Cell: 267-414-5135**



*Chairman's Diamond Award*

**2016**   
*Chairman's Platinum Award*  
 Berkshire Hathaway Home Services Fox & Roach Realtors  
 530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jul 10, 2018 at 3:25 PM

To clarify, I never heard from Orin, the seller's handyman, after settlement day. He left a few items after the 10th day when I changed the locks. We hired our own handyman for our repairs.

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Jason Zappacosta <jzappacosta@gmail.com>

Tue, Jul 10, 2018 at 3:26 PM

Hey Danielle,

We haven't seen anyone from the sellers side since we moved in, if that's what you mean. We had the locks changed and cameras put in so we haven't seen anyone even trying to come by. Before the 10 day mark there was the rough spackle job which you saw, and some (but not all the specified) opening fixtures were put on the windows. In some cases, new fixtures were added in a spot that was different from where the original ones were intended so the window frames have a chunk out of it. Based on our experience thus far, I wouldn't really trust any handyman, contractor, cleaning person, or anything from that agent. I can't remember if the light's were in the original agreement or in the post closing agreement. Our handyman is going to come out to give us an idea on what's needed for a course correction.

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Jason Zappacosta <jzappacosta@gmail.com>

Tue, Jul 10, 2018 at 3:31 PM

We can send you the picture of the "fixed" ceiling and windows missing fixtures if you want?

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>  
 To: Joy Godowski <joygodowski@gmail.com>, Jason Zappacosta <jzappacosta@gmail.com>

Mon, Jul 16, 2018 at 6:18 PM

Hey Jason & Joy!

I am sorry for the delay and to hear what is happening - I cant say that I haven't encountered these issues before. We try to be as detailed and descriptive as possible and everyone is just not the same, I'm sorry. I spoke with Greg, my manager, and a few other agents. At this point, it is completely understandable how frustrated you are and unconvinced of their promises and craftsmanship. The seller and agent are still trying to not release the escrow money - even thou they are in default of the escrow agreement. [cozettencavoy@gmail.com](mailto:cozettencavoy@gmail.com) is the seller's email address (first name Cozette), since the escrow is between the buyer and the seller, you would need to initiate an email to the owner to release the escrow - explain she is in default of the agreement and you are no longer confident with any of the promises etc. Worse case scenario you have to file in small claims court (I think it is around \$80) and take her to small claims court. I will go with you if it gets that far with all the emails and documentation showing they are in default. Hopefully, the seller sees she does not really have any reason for this (expect her agent made promises he did not keep) and it does not get that far. Mike Cohen is the seller's agent from closing and his email [mskj@comcast.net](mailto:mskj@comcast.net) - but he no longer is really involved as the actual escrow agreement is for buyer & seller. I am very sorry things did not go smoother throughout your experience in the home buying process, but you are entitled to this money and that's why I fought him at the table about having the check cut to the seller and me just holding it - I had an off feeling after the walk thru and what was missing with that. Please let me know anything you need or how I can be of any help. I know this was not what we expected but hopefully, she will understand and agree to release the money. Let me know anything you need and hopefully you are enjoying the home otherwise! 😊 🤘

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: "Jason <3" <jzappacosta@gmail.com>

Mon, Jul 16, 2018 at 8:09 PM

Hey Danielle,

Thanks for letting us know. We have some pictures from the ceiling but if you have any more please send them to us. We can take new pictures of the window repairs. You also took all those pictures to bring to settlement and the sellers agent ignored it. Ryan was there and might remember as well. You wouldn't still have those lying around would you?

We have pictures from our repair man who did a before and after with the ceiling sheetrock so we just want to be sure with everything.

[Quoted text hidden]



image.png  
101K



Joy Godowski &lt;joygodowski@gmail.com&gt;

## Cambridge Follow up

7 messages

D Mills &lt;d.realestate4u@gmail.com&gt;

Tue, Jul 10, 2018 at 2:25 PM

To: Jason Zappacosta &lt;jzappacosta@gmail.com&gt;, Joy Godowski &lt;joygodowski@gmail.com&gt;

Hey Joy & Jason!

I hope you guys had a great holiday and are enjoying your new home! I just wanted to follow up on the repairs - the title co. told me last week that the repairs were being completed. Apparently, the owner believed the agent as well and thought they were complete or were completing them - so she intended to do so. I'm not really sure so I wanted to check in with you and see :) Let me know when you have a chance. Thank you, hope you're staying cool with this heat wave!



--  
**Thank you,**  
**Danielle Mills**  
Your Real Estate Professional  
**Cell: 267-414-5135**

 2017 **Chairman's Diamond Award**

 2016 **Chairman's Platinum Award**  
 Berkshire Hathaway Home Services Fox & Roach Realtors  
 530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

Reminder: BHHS Fox & Roach/Trident will never request that you send funds or nonpublic personal information (such as credit card or debit card numbers or bank account and/or routing numbers) to us by email. If you receive a message concerning any transaction involving BHHS Fox & Roach/Trident, requesting that you send funds or provide nonpublic personal information by unsecured return email, do not respond to the message and immediately contact us. To notify the company of suspected email fraud, contact: [fraudreport@foxroach.com](mailto:fraudreport@foxroach.com).

Jason Zappacosta <jzappacosta@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jul 10, 2018 at 3:22 PM

Hi Danielle,

The ceiling was supposed to be repaired today but is rescheduled. The fridge is to be repaired tomorrow. The outdoor drains were cleared and I'm ordering the missing light bulbs and window hardware slowly but surely. Do you know if we can get the lock box code for the box that's screwed into the door frame? I'd rather not destroy the door frame to remove it.

This lock box:  
<https://photos.app.goo.gl/PJd6fq6eRGmuXYoF8>

Thanks,  
 Jason

On Tue, Jul 10, 2018 at 2:25 PM D Mills <d.realestate4u@gmail.com> wrote:  
 Hey Joy & Jason!

I hope you guys had a great holiday and are enjoying your new home! I just wanted to follow up on the repairs - the title co. told me last week that the repairs were being completed. Apparently, the owner believed the agent as well and thought they were complete or were completing them - so she intended to do so. I'm not really sure so I wanted to check in with you and see :) Let me know when you have a chance. Thank you, hope you're staying cool with this heat wave! 

--  
***Thank you,***  
**Danielle Mills**  
**Your Real Estate Professional**  
**Cell: 267-414-5135**



*Chairman's Diamond Award*

**2016**   
*Chairman's Platinum Award*  
 Berkshire Hathaway Home Services Fox & Roach Realtors  
 530 Walnut St., Suite 480 Phila., PA 19106

**\*\*The Highest compliment I can receive is an opportunity to help your family, friends, & associates! Thank you for your continued trust and loyalty.\*\***

[Quoted text hidden]

**Jason Zappacosta** <jzappacosta@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Joy Godowski <joygodowski@gmail.com>

Tue, Jul 10, 2018 at 3:25 PM

To clarify, I never heard from Orin, the seller's handyman, after settlement day. He left a few items after the 10th day when I changed the locks. We hired our own handyman for our repairs.

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>  
 To: D Mills <d.realestate4u@gmail.com>  
 Cc: Jason Zappacosta <jzappacosta@gmail.com>

Tue, Jul 10, 2018 at 3:26 PM

Hey Danielle,

We haven't seen anyone from the sellers side since we moved in, if that's what you mean. We had the locks changed and cameras put in so we haven't seen anyone even trying to come by. Before the 10 day mark there was the rough spackle job which you saw, and some (but not all the specified) opening fixtures were put on the windows. In some cases, new fixtures were added in a spot that was different from where the original ones were intended so the window frames have a chunk out of it. Based on our experience thus far, I wouldn't really trust any handyman, contractor,

cleaning person, or anything from that agent. I can't remember if the light's were in the original agreement or in the post closing agreement. Our handyman is going to come out to give us an idea on what's needed for a course correction.

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>

Tue, Jul 10, 2018 at 3:31 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: Jason Zappacosta <jzappacosta@gmail.com>

We can send you the picture of the "fixed" ceiling and windows missing fixtures if you want?

[Quoted text hidden]

**D Mills** <d.realestate4u@gmail.com>

Mon, Jul 16, 2018 at 6:18 PM

To: Joy Godowski <joygodowski@gmail.com>, Jason Zappacosta <jzappacosta@gmail.com>

Hey Jason & Joy!

I am sorry for the delay and to hear what is happening - I cant say that I haven't encountered these issues before. We try to be as detailed and descriptive as possible and everyone is just not the same, I'm sorry. I spoke with Greg, my manager, and a few other agents. At this point, it is completely understandable how frustrated you are and unconvinced of their promises and craftsmanship. The seller and agent are still trying to not release the escrow money - even thou they are in default of the escrow agreement. [cozettencavoy@gmail.com](mailto:cozettencavoy@gmail.com) is the seller's email address (first name Cozette), since the escrow is between the buyer and the seller, you would need to initiate an email to the owner to release the escrow - explain she is in default of the agreement and you are no longer confident with any of the promises etc. Worse case scenario you have to file in small claims court (I think it is around \$80) and take her to small claims court. I will go with you if it gets that far with all the emails and documentation showing they are in default. Hopefully, the seller sees she does not really have any reason for this (expect her agent made promises he did not keep) and it does not get that far. Mike Cohen is the seller's agent from closing and his email [mskj@comcast.net](mailto:mskj@comcast.net) - but he no longer is really involved as the actual escrow agreement is for buyer & seller. I am very sorry things did not go smoother throughout your experience in the home buying process, but you are entitled to this money and that's why I fought him at the table about having the check cut to the seller and me just holding it - I had an off feeling after the walk thru and what was missing with that. Please let me know anything you need or how I can be of any help. I know this was not what we expected but hopefully, she will understand and agree to release the money. Let me know anything you need and hopefully you are enjoying the home otherwise! 😊 🤘

[Quoted text hidden]

**Joy Godowski** <joygodowski@gmail.com>

Mon, Jul 16, 2018 at 8:09 PM

To: D Mills <d.realestate4u@gmail.com>

Cc: "Jason <3" <jzappacosta@gmail.com>

Hey Danielle,

Thanks for letting us know. We have some pictures from the ceiling but if you have any more please send them to us. We can take new pictures of the window repairs. You also took all those pictures to bring to settlement and the sellers agent ignored it. Ryan was there and might remember as well. You wouldn't still have those lying around would you?

We have pictures from our repair man who did a before and after with the ceiling sheetrock so we just want to be sure with everything.

[Quoted text hidden]



image.png  
101K

