
From: jeffrey E. <jeevacation@gmail.com>
Sent: Saturday, March 31, 2018 9:55 AM
To: Morits Skaugen
Subject: Re: Our mutual friend. For you/from me and for discussion only.

thx I really appreciate it. as you=probably know terje now has to have the same procedure, that y=u were about to have ,when we first met met. He is very =ery stressed.

I believe your proposal may hold promi=e. 1. can you propose a rent agreement and its terms ?=C2 lets get that agreed and signed right away . =A0 2 are there transfer taxes or other taxes to pay on purcha=e. ? 3 . what are the normal financing=rates for homes in norway? , will the 3.5 work as=equity. ? . I truly understand the stress yo= are under. STAY STRONG mentally. it is doab=e. your financail discipline needs to be acc=mpanied by walks swims. peaceful periods , o=hewise the money doesnt get you the constant stress does.

On Sat, Mar 31, 2018 at=5:37 AM, Morits Skaugen <[REDACTED]> > wrote:

Facts.

* There are no valid agreements re the purchase option. It has expired or=lapsed and it was never excersized as per its wording. the woridng is clea= and not ambiguous in any way. A lot of intentions have verbally been expr=ssed over some years, but the fact remains. It lapsed 2 years ago and no effort ever made to utilize it.=C2

* The property is mortgaged and the lending bank i have will not cle=r the property mortgage unless realized at market value. The market value =s per Bank assesment is NOK 18 mill.

* Terje has a tennant agreement that has expired, but he will have t=e right to rent the property on terms to be agreed (reduced rent) and I w=ll not make any objection or hindrances. This we could and should do to fi= the situation. renew this agreement.

* However given the situation leading to your request i send you this for=discussion

Situation:

* Terje is in very urgent needs and wants to take over the property no= . if so we have to meet up and discuss and agree on revised terms. I simply cannot deliver as per his wishes right now, =ut i can stick to agreements already in place. My ambition was to work out=my other problems and then help Terje to meet his wishes. i am more than s=ightly embarassed by the situation now created.

Solution:

- * What i can see us doing now is that he buys the property at NOK =4 mill.
- * i will settle the difference with the bank; difference between NOK=18 and NOK 14 mill.

* The NOK 3.5 mill deposit that Terje paid, that is now in need of a discussion on how to settle. it is as per above mentioned agreement a non-refundable. I do suggest you lend him this money and i will repay you the money in due course. Suggest we discuss these terms when we meet.

1. for Terje; he has to pay NOK 14 mill vrs NOK 13 mill he wants to pay. He gets the property he wants despite of the inconvenience of timing.

2. for you and me; we will need to settle the initial NOK 3.5 mill deposit for him. i will repay you, but you will advance to Terje. Terje can use this with his bank to help arrange finance on purchase price. he does not needs much more equity to get finance given the market value of NOK 18 mill.

3. for me; i will pay the bank NOK 4 mill and transfer the property as 14 mill. there is no gain for me. i will gain peace from this and the embarrassment it has created.

Best regards from Morris.

sent from my iPhone

- Sorry for possible typo and a brief reply due to this.

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=A0 please note

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