

*OPEN HOUSE #1  
Sat., Sept. 19  
12 NOON - 2 PM*

**Deborah Bolling, ABR, LMC, GREEN**  
**Broker/ Owner- Realtor®**  
**Bolling Real Estate, LLC**  
 (617) 893-0963 (direct) (617) 442-1687 (fax)  
 dbolling@bollingrealestate.com

*OPEN HOUSE #2  
SUN., Sept. 20  
1 PM - 3 PM*

For your real estate needs, "Keep Rolling with Bolling"!



Exterior - Front

**MLS # 72727838 - New**  
**Single Family - Attached**

**23 Arbutus Street**  
**Boston, MA 02124**  
**Suffolk County**

List Price: **\$266,159**

Style: **Multi-Level**  
 Color: **Yellow**  
 Grade School: **BPS**  
 Middle School: **BPS**  
 High School: **BPS**

Total Rooms: **5**  
 Bedrooms: **2**  
 Bathrooms: **2f 0h**  
 Master Bath: **Yes**  
 Fireplaces: **0**

Handicap Access/Features: **Unknown**  
 Neighborhood/Sub-Division: **Dorchester**  
 Directions: **Blue Hill Avenue to Arbutus Street.**

**Remarks**

Welcome home to the deserving affordable housing Buyer selected for this special home! This is a City of Boston/ Dept. of Neighborhood Development (DND) affordable housing unit (resale) and deed restrictions apply. List price approved by DND. Buyer with accepted offer must also be approved by DND. This spacious home features wood flooring, semi-open floor plan, freshly painted rooms, & new carpeting. The master BR includes a full bath & private deck area! Natural light throughout spacious rooms. The exterior features include a fenced yard, off street parking, some mature plantings, a small concrete patio pad, & a storage shed. This property boasts a front yard with a tasteful hedge border. The very inviting back yard green space is spacious enough for family gatherings, yet quite cozy for more personal moments. One year AHS Home Warranty Shield Complete Plan included. Don't hesitate - achieve affordable home ownership with this desirable property. Again, welcome home!

**Property Information**

Approx. Living Area: **1,276 Sq. Ft.**      Approx. Acres: **0.04 (1,750 Sq. Ft.)**      Garage Spaces: **0**  
 Living Area Includes:      Heat Zones: **1 Hot Water Baseboard, Gas**      Parking Spaces: **2 Off-Street, Tandem, Paved Driveway, On Street Without Permit**  
 Living Area Source: **Public Record**      Cool Zones: **0 Window AC**      Approx. Street Frontage:  
 Living Area Disclosures: **All property dimensions approximate; Master BR-190 sq. ft; back yd. green space 425 sq. ft.(25'x17')**  
 Disclosures: **Estate sale-vacant for 3 years. Pipe burst; all repairs made. Two stove burners don;t work. Seller never lived at property. No Seller/Seller Rep. guarantees/representations//warranties. Buyer/ Buyer Rep to perform own due diligence. Sold in "as is" condition. Attached COVID protocol & docs.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	12'4"X12'	Flooring - Wood
Dining Room:	1	15'6X10'2	Slider
Kitchen:	1	9'4"X8'6"	-
Master Bedroom:	2	12'X11'6"	Bathroom - Full, Flooring - Wood, Balcony - Exterior, Closet - Double
Bedroom 2:	2	14'7"X10'2"	Closet, Flooring - Wood
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile
Laundry:	2		Dryer Hookup - Electric, Washer Hookup

**Features**

Appliances: **Range, Refrigerator, Other (See Remarks)**  
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Laundromat, Bike Path, Highway Access, House of Worship**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Storm Doors**  
 Exterior: **Wood, Vinyl**  
 Exterior Features: **Porch, Patio, Balcony, Gutters, Storage Shed, Screens, Fenced Yard**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Green Certified: **No**  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty  
 Features: **Included**  
 Year Built: **1991** Source: **Public Record**  
 Year Built Description:  
**Approximate**  
 Year Round: **Yes**

Hot Water: **Natural Gas, Tank**  
Insulation: **Unknown**  
Interior Features: **Finish - Sheetrock, Internet Available - Unknown**  
Lot Description: **Paved Drive, Fenced/Enclosed, Level**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Sewage District: **MWRA**  
Terms: **Contract for Deed, Estate Sale**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

#### **Tax Information**

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Pin #:

Assessed: **\$229,400**

Tax: **\$2,418** Tax Year: **2019**

Book: **43917** Page: **55**

Cert:

Zoning Code: **SF**

Map: Block: Lot:

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23 Arbutus St.  
Dorchester, MA



**COVID-19 Property Viewing Disclosure Form-Please bring completed form to the Open House/ Private Showing**

I/We hereby acknowledge and agree to the following:

- 1) I/We agree to wear masks at the property site and throughout the open house visit.
- 2) I/We agree not to discard any PPE items (i.e. masks, gloves, etc.) at the property.
- 3) I/We agree to remain at least 6 feet or more away from any other party at the property.
- 4) I/We agree that we will avoid touching anything on the property.
- 5) I/We have not travelled outside of the United States in the last 14 days or have been in close contact with someone who has been outside of the United States in the last 14 days.
- 6) I/We are not experiencing symptoms consistent with COVID-19, (i.e. difficulty breathing, shortness of breath, fever, chronic coughing and/ or sneezing).
- 7) I/We have not knowingly been in close contact with individuals who have tested positive for COVID-19 in the last 14 days.

**Select and then place your initials at either A or B: (up to 4 people)**

- a) \_\_\_\_\_ I/We **HAVE NOT** tested positive for the COVID-19 virus.
- b) \_\_\_\_\_ I/We **HAVE** tested positive for the COVID-19 virus, however, it has been 21 days or more since a resolution of symptoms and COVID-19 retesting was negative.

_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date
_____	_____	_____
Print Name	Signature	Date

MLS # 72727838 - New  
23 Arbutus Street, Boston, MA 02124

Single Family - Attached  
List Price: \$266,159



Exterior - Front



Living Room



Living Room



Living Room



Kitchen



Kitchen

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Dining Room



Dining Room



Master Bedroom



Master Bedroom



Closet

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Bathroom - Master



Bathroom - Master



Bathroom - Master



Bedroom 2



Bedroom 2



Bathroom 2

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**MLS # 72727838 - New**  
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**List Price: \$266,159**



**Driveway**



**Yard - Back**



**Yard - Back**



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**Property information prepared for you by Bolling Real Estate-Deborah Bolling (617) 893-0963**

[CORONAVIRUS UPDATES \(HTTPS://WWW.BOSTON.GOV/NEWS/CORONAVIRUS-DISEASE-COVID-19-BOSTON\)](https://www.boston.gov/news/coronavirus-disease-covid-19-boston)

**CITY DEPARTMENT HOURS**

*City Hall is open to the public on Tuesdays, Thursdays, and Fridays from 9 a.m. – 5 p.m. If you need to visit a department, you must make an appointment.*

[DEPARTMENT INFORMATION \(HTTPS://WWW.BOSTON.GOV/NEWS/COVID-19-STATUS-CITY-BOSTON-DEPARTMENTS\)](https://www.boston.gov/news/covid-19-status-city-boston-departments)

## RE-SALE PROCESS FOR OWNERS AND BUYERS

*A guide to re-selling or purchasing property developed or built with funding from the City's Public Facilities Department or the Department of Neighborhood Development.*

### THINGS TO REMEMBER ABOUT YOUR AFFORDABLE PROPERTY

Maintain the property as your principal residence as long as you own it.

Sell the property to a qualified buyer who has been certified by the Department of Neighborhood Development (DND), following the steps below.

Comply with requests for information from DND, including certifications and inspections.

*If you want to refinance your property, call [617-635-LOAN \(tel:617-635-5626\)](tel:617-635-5626) (5626), ask for Loan Monitoring.*

Have questions? Contact:

[BOSTON HOME CENTER \(/NODE/5901\)](#)



[617-635-4663 \(TEL:617-635-4663\)](tel:617-635-4663)



[homecenter@boston.gov \(MAILTO:homecenter@boston.gov\)](mailto:homecenter@boston.gov)



NOTICE OF INTENT TO SELL FORM

REQUEST FORM  
(HTTPS://WWW.BOSTON.GOV/SITES/DEFAULT/FILES/FILE/DOCUMENT\_FILES/2017/01/PY17\_BI)

**SEND YOUR NOTICE OF INTENT TO SELL TO:**

City of Boston  
26 Court Street, 9th Floor





LIST YOUR RESALE ON METROLIST

[METROLIST \(HTTPS://WWW.BOSTON.GOV/METROLIST/METROLIST-LISTING-FORM\)](https://www.boston.gov/metrolist/metrolist-listing-form)

HUD INCOME LIMITS

[HOUSEHOLD INCOME LIMITS \(AMI%\)  
\(HTTPS://WWW.BOSTON.GOV/DEPARTMENTS/NEIGHBORHOOD-DEVELOPMENT/HOUSING-AND-URBAN-DEVELOPMENT-INCOME-LIMITS\)](https://www.boston.gov/departments/neighborhood-development/housing-and-urban-development-income-limits)

## INFORMATION ON RE-SALE PROCESS

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[Important documents you need to keep](#)



[Steps to selling your property](#)

### SUBMITTING A NOTICE OF INTENT TO SELL AND OBTAINING A CERTIFICATE OF MAXIMUM RESALE PRICE:

In order to sell your home, you must submit a Notice of Intent to Sell to the Boston Home Center. You may either use the form on this page or write a letter to do this.

The letter should state:

- the legal name(s) of the owner(s)
- the current owner's home and work telephone numbers
- the current owners' intent to sell the property, and
- if you have a mortgage with the City of Boston.

After you submit your Notice of Intent to Sell and a copy of the recorded unit deed, DND will issue a *Certificate of Maximum Resale Price* (MRP). The MRP is calculated according to the conditions in your Deed Rider or Covenant for Affordable Housing. The certificate will be mailed or emailed to you and is good for six (6) months.

### BUYER INCOME CERTIFICATION AND EXECUTING YOUR PURCHASE AND SALES AGREEMENT:

Your buyer must meet the guidelines outlined in your Certificate of Maximum Resale Price. After accepting an offer from a qualified buyer they must contact DND to

Once the qualified buyer is certified by DND you will receive a **Prospective Buyer Certification** from the Boston Home Center. You can then execute a Purchase and Sales Agreement with the certified buyer at or below the DND determined Maximum Resale Price. To make sure all the conditions in the Deed Rider or Covenant for Affordable Housing have been met, all closing documents must be sent to DND prior to the closing.

#### **OBTAINING A CERTIFICATE OF COMPLIANCE AND FINALIZING YOUR CLOSING:**

DND must approve the executed Purchase and Sale Agreement, the buyer's Commitment Letter, and Good Faith Estimate. The City will then provide the following closing documents.

Discharge of the City of Boston mortgage (if required)

Certificate of Compliance, and

a new Note and mortgage to the City will be prepared and transmitted to the closing attorney for the lender.

The **Certificate of Compliance** indicates that the transfer of ownership from the current owner to the new owner meets the conditions in the Deed Rider or Covenant for Affordable Housing. A copy of the certificate will be provided to you or your attorney. This certificate is valid for six (6) months.

You or your attorney may arrange for the closing only after you have received a Certificate of Compliance from DND. If more documents are needed, you or your attorney should notify DND as early as possible.

### *Steps to buying an affordable deed-restricted home*

Contact the listing agent or home owner selling the property to make an offer on the home.

After your offer has been accepted, you will need to contact the Department of Neighborhood Development (DND) to begin the buyer income certification process.

Once you have been qualified as a buyer, DND will provide you and the seller with a **Prospective Buyer Certification** letter.

All closing documents must be transmitted to DND prior to the closing.

CITY of **BOSTON**



TRANSLATE 

[PRIVACY POLICY \(/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-PRIVACY-POLICY\)](#)

[CONTACT US \(/DEPARTMENTS/MAYORS-OFFICE/CONTACT-BOSTON-CITY-HALL\)](#)

[ALERTS AND NOTIFICATIONS \(/DEPARTMENTS/EMERGENCY-MANAGEMENT/CITY-BOSTON-ALERTS-AND-NOTIFICATIONS\)](#)

[PUBLIC RECORDS REQUESTS](#)

[\(HTTPS://BOSTONMA.GOV/QA.US/WEBAPP/\\_RS/\(S\(DEN310HNRPQZ2RZH5LGBGSBY\)\)/SUPPORTHOME.AS](https://bostonma.gov/qa.us/webapp/_RS/(S(DEN310HNRPQZ2RZH5LGBGSBY))/SUPPORTHOME.AS)

City of Boston / DND  
INCOME LIMITS

Annual Household Income, as a Percentage of Area Median Income (AMI), by Household Size

Household Size	HOME PROGRAM			CDBG DND/8HC (2)	AREA MEDIAN INCOME (Percentages)			
	30% AMI, Extremely Low (1)	50% AMI, Very Low (1)	60% AMI (1)		80 % (3)	100 % (3)	120 % (3)	135 % (3)
1 person	\$28,850	\$44,800	\$32,780	\$67,400	\$66,650	\$83,300	\$99,950	\$112,450
2 persons	\$30,700	\$51,200	\$61,440	\$77,000	\$76,150	\$95,200	\$114,250	\$128,500
3 persons	\$34,350	\$57,600	\$69,120	\$86,650	\$85,700	\$107,800	\$128,500	\$144,600
4 persons	\$38,750	\$63,950	\$76,740	\$96,250	\$95,200	\$119,000	\$142,800	\$160,650
5 persons	\$41,450	\$69,100	\$82,920	\$101,950	\$102,800	\$128,520	\$154,200	\$171,500
6 persons	\$41,500	\$71,900	\$89,040	\$111,650	\$110,450	\$138,040	\$165,650	\$186,750

(1) Issued by HUD 12/01/20. (2) Incomes calculated based on HUD median for HUD 4, 30% used for family size and rounded to nearest 50.

Monthly Rent Limits Include Utilities, with the Exception of BPDA Inclusionary

Bedroom Size	HOME PROGRAM			DECD LIHTC		CDBG LOW-MOD (2)	FAIR MARKET (FMR)		BPDA INCLUSIONARY (no utilities)	
	30% Homeless Set-Aside (1)	50% Low (1)	65% High (1)	50% AMI (3)	60% AMI (3)		100% FMR (4)	110% FMR (4)	70% (5)	100% (5)
SRO	\$303	\$840	\$1,077	\$840	\$1,308	\$1,286	\$1,286	\$1,415	\$844	\$1,226
0 BR/Efficiency	\$671	\$1,120	\$1,436	\$1,120	\$1,344	\$1,715	\$1,715	\$1,887	\$1,125	\$1,635
1 BR	\$719	\$1,200	\$1,540	\$1,200	\$1,440	\$1,900	\$1,900	\$2,090	\$1,318	\$1,913
2 BR	\$863	\$1,410	\$1,849	\$1,410	\$1,728	\$2,311	\$2,311	\$2,542	\$1,492	\$2,172
3 BR	\$997	\$1,663	\$2,129	\$1,663	\$1,995	\$2,691	\$2,691	\$3,168	\$1,672	\$2,437
4 BR	\$1,112	\$1,835	\$2,355	\$1,835	\$2,226	\$3,001	\$3,001	\$3,441	\$1,850	\$2,700

(1) Issued by HUD 12/01/20. (2) Calculated by DND based on lower of 80% of AMI or 30% FMR. (3) Issued by HUD 12/01/20. For utility in-service prior to 10/1/20, at <http://www.norfolk.com/utility/fees-and-calculator/>. (4) Issued by HUD 12/01/20. Note: For underfunded properties, BPDA uses 100% FMR in properties where 50% FMR or below 100% of FMR. (5) Uses 2020 HUD area median income (AMIs) as of 12/31/20. See HUD for details: <http://www.hud.gov/housing/authority/impairments/sa/>. Area Median Income (AMI) for 2020, purchased from HUD.

BPDA: Inclusionary Development Price Limits 2020

80% AMI	\$135,600	\$150,700	\$186,100	\$221,900	\$257,500	\$288,700
100% AMI	\$183,600	\$204,100	\$248,600	\$288,700	\$327,900	\$366,900

80% AMI INCOME MAX.

BPDA: Inclusionary Program Income Limits 2020

Household Size	70% Rental	80% Homeownership	
		Homeownership	Homeownership
1 person	\$55,550	\$63,500	\$79,750
2 persons	\$63,450	\$72,550	\$90,650
3 persons	\$71,400	\$81,600	\$102,000
4 persons	\$79,300	\$90,650	\$113,300
5 persons	\$85,650	\$97,950	\$122,400
6 persons	\$92,000	\$105,200	\$131,450

Be OAS set for 2020, use capped from 2019.

1 PERSON \$66,650  
2 PEOPLE \$76,150  
3 PEOPLE \$85,700  
4 PEOPLE \$95,200  
5 PEOPLE \$102,800  
6 PEOPLE \$110,450

HOME Purchase Price / Value Limits

Suffolk County, New and Existing Homes			
1 Unit	2 Units	3 Units	4 Units
\$486,000	\$622,000	\$753,000	\$933,000

Last Updated: 4/1/2020

Home Per Unit Subsidy Caps

0 BR & SROs	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
\$153,314	\$171,752	\$213,718	\$276,482	\$303,490

Applies to Boston, capped at 70% Section 234. Based on High Cost Percentage, effective 9/24/20.

BHA Utility Allowance, Effective 8/1/20

		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Gas Heat	Single Family	\$40	\$51	\$63	\$73	\$84	\$94	\$104
	Duplex, 3 Decker	\$36	\$48	\$57	\$66	\$74	\$83	\$92
	Garden, Row/Townhouse	\$36	\$44	\$57	\$66	\$74	\$83	\$92
	Elevator/Highrise	\$48	\$37	\$44	\$50	\$59	\$66	\$73
Oil Heat	Single Family	\$63	\$84	\$100	\$116	\$132	\$149	\$165
	Duplex, 3 Decker	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Garden, Row/Townhouse	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Elevator/Highrise	\$44	\$59	\$70	\$81	\$93	\$104	\$115
Electric Heat	Single Family	\$60	\$83	\$96	\$113	\$129	\$145	\$161
	Duplex, 3 Decker	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Garden, Row/Townhouse	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Elevator/Highrise	\$42	\$56	\$68	\$79	\$90	\$102	\$113
Other Electric	Single Family	\$73	\$44	\$67	\$91	\$114	\$128	\$162
	Duplex, 3 Decker	\$79	\$38	\$58	\$78	\$98	\$118	\$138
	Garden, Row/Townhouse	\$79	\$38	\$58	\$78	\$98	\$118	\$138
	Elevator/Highrise	\$24	\$32	\$48	\$64	\$80	\$96	\$112
Water Sewer	Single Family	\$23	\$31	\$62	\$106	\$174	\$246	\$319
	Duplex, 3 Decker	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Garden, Row/Townhouse	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Elevator/Highrise	\$23	\$31	\$46	\$77	\$128	\$180	\$234
Water Heating	Oil	\$11	\$14	\$25	\$36	\$47	\$58	\$69
	Gas	\$7	\$9	\$16	\$23	\$30	\$37	\$44
Cooking	Electric	\$19	\$25	\$33	\$43	\$54	\$64	\$74
	Gas Oven	\$2	\$3	\$5	\$8	\$10	\$12	\$15
	Electric Oven	\$5	\$6	\$11	\$16	\$21	\$26	\$30
	Refrigerator	\$7	\$7	\$7	\$7	\$7	\$7	\$7
	Range	\$7	\$7	\$7	\$7	\$7	\$7	\$7

Utility Allowance, based on <http://www.boston.gov/department/housing/rent>. Print & Set. © 2020. All rights reserved.



[CORONAVIRUS UPDATES \(HTTPS://WWW.BOSTON.GOV/NEWS/CORONAVIRUS-DISEASE-COVID-19-BOSTON\)](https://www.boston.gov/news/coronavirus-disease-covid-19-boston)

#### CITY DEPARTMENT HOURS

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[DEPARTMENT INFORMATION \(HTTPS://WWW.BOSTON.GOV/NEWS/COVID-19-STATUS-CITY-BOSTON-DEPARTMENTS\)](https://www.boston.gov/news/covid-19-status-city-boston-departments)

## HOUSING AND URBAN DEVELOPMENT INCOME LIMITS

Learn the income limits to qualify for certain federal housing programs.

Income limits are based on household size and a percentage of the annual average income for that area. You might be able to get housing help if you're below a certain percentage of the Boston area median income.

Government housing programs qualify applicants based on their household income. The standard used for determining income eligibility is called the Area Median Income (AMI). Since each market area in the United States has different living costs and income levels, AMI is based on where you live and your household size. For example, the income limit for a CDBG-funded program for a family of four living in Boston is \$96,250.

[HUD INCOME AND RENT LIMITS \(/SITES/DEFAULT/FILES/FILE/2020/07/HUD\\_INCOME\\_LIMITS\\_JULY\\_2020.PDF\)](#)

Still have questions? Contact:

[NEIGHBORHOOD DEVELOPMENT \(/DEPARTMENTS/NEIGHBORHOOD-DEVELOPMENT\)](/DEPARTMENTS/NEIGHBORHOOD-DEVELOPMENT)



[617-635-3880 \(TEL:617-635-3880\)](tel:617-635-3880)



[NEIGHBORHOODDEVELOPMENT.DND@BOSTON.GOV](mailto:NEIGHBORHOODDEVELOPMENT.DND@BOSTON.GOV)  
([MAILTO:NEIGHBORHOODDEVELOPMENT.DND@BOSTON.GOV](mailto:NEIGHBORHOODDEVELOPMENT.DND@BOSTON.GOV))



26 COURT STREET  
8TH, 9TH, AND 11TH FLOORS  
BOSTON, MA 02108-2501

[PRIVACY POLICY \(/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-PRIVACY-POLICY\)](/DEPARTMENTS/INNOVATION-AND-TECHNOLOGY/TERMS-USE-AND-PRIVACY-POLICY)

[CONTACT US \(/DEPARTMENTS/MAYORS-OFFICE/CONTACT-BOSTON-CITY-HALL\)](/DEPARTMENTS/MAYORS-OFFICE/CONTACT-BOSTON-CITY-HALL)

[ALERTS AND NOTIFICATIONS \(/DEPARTMENTS/EMERGENCY-MANAGEMENT/CITY-BOSTON-ALERTS-AND-NOTIFICATIONS\)](/DEPARTMENTS/EMERGENCY-MANAGEMENT/CITY-BOSTON-ALERTS-AND-NOTIFICATIONS)

[PUBLIC RECORDS REQUESTS \(HTTPS://BOSTONMA.GOVQA.US/WEBAPP/\\_RS/\(S\(DEN310HNRPOZ2RZH5LGBGSBY\)\)/SUPPORTHOME.AS\)](https://bostonma.gov/qa.us/webapp/_RS/(S(DEN310HNRPOZ2RZH5LGBGSBY))/SUPPORTHOME.AS)



**PROPERTY TRANSFER NOTIFICATION CERTIFICATION**

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

**Required Federal Lead Warning Statement:**

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.


**Seller's Disclosure**

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
  - (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
  - (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
  - (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).  
 Lead Inspection Report;  Risk Assessment Report;  Letter of Interim Control;  Letter of Compliance
  - (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's or Lessee Purchaser's Acknowledgment (initial)**

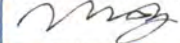

- (c) \_\_\_\_\_ Purchaser or lessee purchaser has received copies of all documents checked above.
- (d) \_\_\_\_\_ Purchaser or lessee purchaser has received no documents.
- (e) \_\_\_\_\_ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.
- (f) \_\_\_\_\_ Purchaser or lessee purchaser has (check (i) or (ii) below):
  - (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

- (g)  Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.
- (h) \_\_\_\_\_ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 8/23/2020	_____	_____	_____
<small>SELLER 70E198A14B4</small>	Date	Seller	Date
<b>Marci Bonner</b>			
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<small>DocuSigned by:</small>  8/25/2020	_____	_____	_____
<small>AGENT 903BA147D</small>	Date	Agent	Date
<b>Deborah Bolling</b>			

Address of Property **23 Arbutus Street, Dorchester, MA 02124**

# MASSACHUSETTS

## REAL ESTATE EDITION PLANS AND PRICING



### ShieldEssential<sup>SM</sup> Home Systems



**Air Conditioning**  
(including geothermal systems)

**Heating**  
(including geothermal systems)

**Ductwork**

**Plumbing**  
(including stoppages, sump pumps, plumbing sewage ejector pumps)

**Electrical**

**Water Heaters**

Every plan also comes with our **Livable and Forgivable coverage**. See brochure for more details.

### ShieldPlus<sup>SM</sup> Home Systems and Appliances



Includes all systems in the **ShieldEssential** plan, plus these appliances:

Washer  
Dryer  
Refrigerator w/Ice Maker and Dispenser (kitchen refrigerator only)

Built-in Microwave Ovens  
Dishwashers  
Garbage Disposals  
Ranges/Ovens/Cooktops

**Livable and Forgivable coverage**

### ShieldComplete<sup>SM</sup> Comprehensive Coverage



Includes all items in the **ShieldEssential** and **ShieldPlus** plans, plus these additional items:

Ceiling Fans  
Telephone Wiring  
Doorbells  
Garage Door Openers

Instant Hot/Cold Water Dispensers  
Built-in Exhaust/Attic/Whole House Fans

**Livable and Forgivable coverage**

### MAKE IT YOUR OWN

Add these options to any buyer plan above for an additional cost:

- + **Electronics Plan** by Asurion\*
- + **Additional Refrigerators**  
(up to 4, including wine refrigerators up to 6 cu. ft.)
- + **Swimming Pool/Spa Equipment**  
(shared equipment)
- + **Swimming Pool<sup>†</sup> or Spa Equipment**
- + **Saltwater Pool Equipment<sup>†</sup>**
- + **Well Pump, Septic System Pumping, and Septic Sewage Ejector Pump<sup>†</sup>**
- + **Guest Unit Under 750 sq. ft.<sup>†</sup>**  
(available for sellers when the Seller Coverage Option is chosen, for an additional fee)

### SPECIAL OFFERS

For buyers only at a discounted rate:

- Rekey service
- Seasonal HVAC tune-ups
- New appliance and air filter discounts  
(available for sellers when the Seller Coverage Option is chosen)

An American Home Shield<sup>®</sup> Home Warranty covers the repair or replacement of many major components of home systems and appliances, but not necessarily the entire system or appliance. Limitations and exclusions apply. See agreement for details.

### Seller Coverage Option<sup>†</sup>



Cover your home for up to 6 months while it's on the market with all the same home systems from the **ShieldEssential** plan.

Terms renewable upon request and at the discretion of American Home Shield.

**Electronics Plan:** The Electronics Plan by Asurion is not available during the listing period. All electronics-related coverage and services are provided by and the sole responsibility of Asurion Services, LLC. There is a \$2,000 per Electronics Plan claim limit and a \$5,000 aggregate Electronics Plan claim limit.

\*Available only with the ShieldPlus and ShieldComplete Plans

†Not available for Condos/Townhomes/Mobile Homes

‡Subject to a \$2,000 cap for all trades during the listing period. Seller Coverage Option renewable upon review after 6-month period, up to 18 months.

### Next Steps for Home Buyers and Sellers:

- 1 Talk to your **real estate professional** about ordering the home warranty on your behalf.
- 2 **Read your agreement** thoroughly to verify what items are covered.
- 3 Register for **MyAccount** at [ahs.com/my-account](https://ahs.com/my-account) to manage your plan online.



Request service **800.776.4663**

### Next Steps for Real Estate Professionals:

- 1 Register for **MyAccount Pro** at [pro.ahs.com](https://pro.ahs.com).
- 2 Enter and edit **home warranty plan applications**.
- 3 Add and edit **closing information**.
- 4 **Email order confirmations** and escrow information.

Or send us the enrollment application.

**Mail with Payment**    **Mail without Payment**  
AHS, P.O. Box 2803    AHS, P.O. Box 849  
Memphis, TN 38101    Carroll, IA 51401



**Sales info**  
**800.735.4663,**  
**ext. 1**



**PRICING**

	ShieldComplete		ShieldPlus		ShieldEssential		Seller Coverage Option <sup>1</sup>
	1 Year	2 Year	1 Year	2 Year	1 Year	2 Year	
<b>Single-family Home (SFH)</b>	<input type="checkbox"/> \$725	<input type="checkbox"/> \$1,305	<input type="checkbox"/> \$680	<input type="checkbox"/> \$1,225	<input type="checkbox"/> \$540	<input type="checkbox"/> \$975	<input type="checkbox"/> \$70
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$535	<input type="checkbox"/> \$960	<input type="checkbox"/> \$500	<input type="checkbox"/> \$900	<input type="checkbox"/> \$400	<input type="checkbox"/> \$715	<input type="checkbox"/> \$70
New Construction SFH (Years 2-5)	<input type="checkbox"/> \$1,200		<input type="checkbox"/> \$1,120		<input type="checkbox"/> \$895		
New Construction Condo (Years 2-5)	<input type="checkbox"/> \$880		<input type="checkbox"/> \$825		<input type="checkbox"/> \$655		

**+ OPTIONAL COVERAGE FOR BUYERS**

	SFH/Condo/Townhome/Mobile Home		New Construction (Years 2-5)
	1 Year	2 Year	
Additional Refrigerators*	<input type="checkbox"/> \$15	<input type="checkbox"/> \$30	<input type="checkbox"/> \$29
Well Pump, Septic System Pumping, and Septic Sewage Ejector Pump <sup>†</sup>	<input type="checkbox"/> \$175	<input type="checkbox"/> \$350	<input type="checkbox"/> \$290
Swimming Pool Equipment <sup>†</sup>	<input type="checkbox"/> \$285	<input type="checkbox"/> \$570	<input type="checkbox"/> \$470
Spa Equipment	<input type="checkbox"/> \$285	<input type="checkbox"/> \$570	<input type="checkbox"/> \$470
Swimming Pool/Spa Equipment (shared equipment) <sup>†</sup>	<input type="checkbox"/> \$285	<input type="checkbox"/> \$570	<input type="checkbox"/> \$470
Saltwater Pool Equipment <sup>†</sup>	<input type="checkbox"/> \$400	<input type="checkbox"/> \$800	<input type="checkbox"/> \$660
Electronics Plan by Asurion	<input type="checkbox"/> \$168	<input type="checkbox"/> \$336	<input type="checkbox"/> \$672

**ENROLLMENT FORM**

Agreement Number \_\_\_\_\_  
(provided when American Home Shield receives your application)

**PROPERTY INFORMATION**

Property Address to be Covered

City State ZIP

Listing Expiration Date (if selling) Home sq. ft.

**SELLER INFORMATION**

First Name Last Name

Phone Number Email Address

Mailing Address (Only if different from covered property)

**BUYER INFORMATION**

First Name Last Name

Phone Number Email Address

Mailing Address (Only if different from covered property)

I accept the benefits of the American Home Shield Home Warranty coverage. I received a copy of a sample American Home Shield Home Warranty agreement and understand the key terms, coverage, limitations, and exclusions, and I had the opportunity to ask questions regarding such coverage.

Home Buyer or Seller Signature Date

I decline the opportunity to purchase the American Home Shield Home Warranty coverage.

Real Estate Professional Signature Date

**REAL ESTATE COMPANY INFORMATION**

Initiating Real Estate Associate Buyer  Seller

Real Estate Company

Real Estate Office Address

Main Office Phone Number Fax Phone Number

Agent Name Agent Email  
 Cooperating Real Estate Associate Buyer  Seller

Main Office Phone Number Fax Phone Number

Agent Name Agent Email

**CLOSING COMPANY**

Closing Company Name

Main Office Phone Number Fax Phone Number

Estimated Closing Date Closing Number

Closing Representative Name Email Address

**Total**

Buyer Home Warranty \$ \_\_\_\_\_  
 Buyer Options Total \$ \_\_\_\_\_  
 Seller Coverage Option \$ \_\_\_\_\_  
**Grand Total** \$ \_\_\_\_\_

**NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guest unit pricing and multiple unit properties, please call 800.735.4663.**

American Home Shield may provide compensation to real estate brokers and their related companies for services provided in connection with its home warranty program. In connection with the program, a broker may provide information regarding you and your home to American Home Shield. By submitting this application, you authorize the broker to share such information with American Home Shield and authorize American Home Shield to use such information in connection with its program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.