

January 13, 2021

Miriam Vale Peters
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BY E-MAIL
(rachelrdbaxter@hotmail.com)

Rachel Baxter
599 Main Street, Suit 201
Moncton, New Brunswick
E1C 1C8

Dear Ms. Baxter:

Re: 74 Beaver Ridge, Nepean, ON (“the Property”)

I am writing to you on behalf of my client Christopher Baxter (“Mr. Baxter”) with an offer to purchase the Property. It is enclosed for your consideration.

In or about 2016, your father agreed to sell the Property to Mr. Baxter for \$425,000. Since then, Mr. Baxter has discovered that the Property requires several major repairs, including cracks in the foundation, re-shingling the roof, and replacing the 20+ year old furnace, among other things. Mr. Baxter estimates that these repairs total approximately \$50,000. The offer to purchase for \$375,000 represents the amount agreed upon with your father minus the additional work. Mr. Baxter’s offer is not conditional on financing and has a quick closing date of March 1, 2021.

I hope that the parties can reach an amicable resolution, and I look forward to your response.

Yours very truly,

KMH Lawyers

per:

Miriam Vale Peters
MVP/pz
Encl.
cc: client