

From: kzipperle@win.net
Sent: Thursday, August 26, 2010 2:00 PM
To: jackmay@NUMBER1EXPERT.com
Cc: mltraut@insightbb.com; rledogar@insightbb.com
Subject: Seller's Disclosure Fraud
Attachments: Ledogar disclosure.pdf

Jack,

I need to bring a serious matter to your attention. Your client here at The Harbours, Becky Ledogar, has in my opinion purposely omitted key information from her seller's disclosure completed on July 20th and accompanying your listing. I have attached a copy for reference and draw your attention to the two questions in Part D on the second page:

"Have you received any notices by any governmental or quasi-governmental agencies affecting this property?"

"Is there any threatened or existing litigation regarding this property?"

Ms. Ledogar has recently submitted multiple complaints to the Indiana Attorney General's Office re. the Property and how it's managed, complaints that at the time of this writing are still being investigated. Her concerns have been expressed in these complaints and other memoranda that I can furnish upon request. Obviously, these concerns would be relevant to a prospective buyer of her condo. And if these formatted questions don't fully apply, she could have provided information in the "additional comments" section on that same document had she wanted to make full disclosure. It's obvious to anyone with an objective mind that she either views her own words and actions as frivolous or that she is willfully withholding information to avoid scaring off buyers (which is of course against the law).

I'm making this petition as a concerned resident of The Harbours. However, as a Board member, I plan to also bring it to the attention of the full Board at our September meeting if action is not taken by then. Among my recommendations will be to prohibit her condo from being listed on the "available properties" page of our website. And as the listing agent, you have an ethical obligation in my opinion to see that this matter is fully resolved. Non-disclosure is a clear code of ethics violation for a Realtor. Since this is a criminal matter as well, I also have recourse through the local prosecutor's office here in Clark County. However, I'm hoping that your intervention will mitigate the need for all of that.

Among the recipients of this email is The Harbours Board Secretary.

Feel free to call me if you want to discuss this matter further. Again, I feel that it is very important for us to resolve it quickly. Thanks for your help.

Kevin Zipperle
Condo 312
Ph. 502-299-9907