

Miller Exhibit 2
June 11, 2012 emails between Kathy Bupp and FNMA listing agent

Diana,

Thanks for getting back to me. I didn't get an email but I just now listened to your voice mail, and I guess that's what you were referencing. When you say that you have advised all parties to do the same, I'm assuming that you meant that you were notifying everyone with the same information and not to submit the same offer. I'm trying to get in touch with Kenny, and I'll know more later this afternoon. In reference to the stop work order, I'm not 100 percent sure but the issue may be involved in a legal battle soon.

The other thing is that when I met with the Board President after my meeting with you, he indicated the Board would not do anything until the unit has sold and that they had no obligation to combine the units per our declaration. That could make things sticky for everyone. Our AG team in Indy asked me if I had made an official offer, and who handled it for me. I gave her your name and contact information, so you may be hearing from her today or sometime next week.

My question about the offers was not about who, but merely the number of bids placed on the unit. I didn't think that was confidential as you were able to tell me that you had one other bid when I asked you before. The number of competitive bids will be one of the factors I consider when deciding if I want to move forward and/or the amount of my counteroffer.

The most critical piece of questioning I sent you was regarding the email I got from Kevin regarding his offer to sell 1104 to me IF he can get it. If he's offering to sell it to me, then he surely IS considered an investor and NOT an owner/occupant bidder and should be eliminated from the bid process until the unit is offered to investors if there are no owner/occupant bidders interested in purchasing the unit. I sent it up to our AG team in the course (sic) of sending her some other paperwork and that may be why she asked.

Get back to me, and I'll be trying to get hold of Kenny in the meantime.

Thanks!

FROM: Diana Mayfield dianamayfield@aol.com
TO: kathybupp1@yahoo.com
SENT: Monday, June 11, 2012 1:14 PM
SUBJECT: Re:

Kathy,

Did you get my email concerning multiple offers on the property? When multiple offers are submitted, the seller asks that I go to each agent and have them inform their customers that there are multiple offers and that they are initiating the Multiple Offer Procedure which means each potential buyer is asked to submit their highest and best offer, or if you want to leave your offer the same. I have advised all parties to do the same.

The stop work order on the property is so that no work is done without the necessary permits. That is why I have it in the listing that any work will require the necessary permits, HOA authorization and cooperation from the next door unit due [t]o shared wall and some utilities.

As per your request about any other offers on the property, I do not mean to sound evasive but I cannot discuss other possible offers with you, nor can I discuss your offer with anyone else.

I hope I was able to answer your questions. Let me know what you want to do about your offer.

Diana L. Mayfield, Associate Broker, SFR
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1712 Williamsburg Dr. Jeffersonville, IN 47130
Cell or Text: 502-291-1758
email: dmayfield@28first.com
web page: www.dianamayfield.com

-----Original Message-----

FROM: Kathy Bupp <kathybupp1@yahoo.com>
TO: dmayfield <dmayfield@28first.com>
SENT: Monday, June 11, 2012 12:37 PM
SUBJECT: Fwd:

Diana,

I have a couple of questions. Kevin Zipperle has submitted a bid as an owner/occupant candidate. I believe that he didn't want to wait to place his bid as an investor after the two weeks dedicated to an owner/occupant candidate. If FNMA accepted an offer from own/occ applicant, then he would never gotten (sic) an opportunity to purchase 1104. He also filed for a homestead exemption on the purchase of 1103. It occurred to me that Kevin had sent me an email trying to discourage me from purchasing 1104. He advised that I would be better off buying 1103 and 1104 from him IF he was able to get 1104. I have that email string that includes all this information. Wouldn't that disqualify him from placing his bid as an owner/occupant? Would that be something that you would get FNMA involved in? Second, does the stop work order from the city have any effect on the sale of the unit that might keep it from moving forward? Has (sic) there been any other offers on the property? Let me know what you think.

Thanks!