

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
95 NOV 10 P.M. BOX 907
Crown Point, In.
RECORDED 46307

95068726

MEMO OF UNDERSTANDING

between Bruce T. Fleming and Gildardo A. Barrera, III dated October 10th, 1995 as follows:

Bruce T. Fleming shall sell to Gildardo Barrera, III 2733 Central Avenue, Gary, Indiana and 2730 Central Drive, Gary, Indiana for \$5,000 for the equity in the two houses, as is, and will loan, if needed, up to \$2,000 to the buyer, if necessary, to make any repairs to assist in getting proper rental income started at or near time of this sale.

The VA contract loan balances are to be assumed as of October 31st, 1995 with Gildardo A. Barrera, III collecting November, 1995 rents and making November 1st house payments, namely \$190.15 monthly to National Mortgage Co. for 2730 Central Drive and \$191.99 to the same lender for 2733 Central Drive.

There will be no prorata's of insurance or taxes both of which are paid monthly to the lenders escrow and paid to the insurance agents and tax collector direct by the original lender's servicing agent. The owner is responsible to order insurance from an agent of choice if change of insurance is desired. Copies of insurance policies now in force are attached.

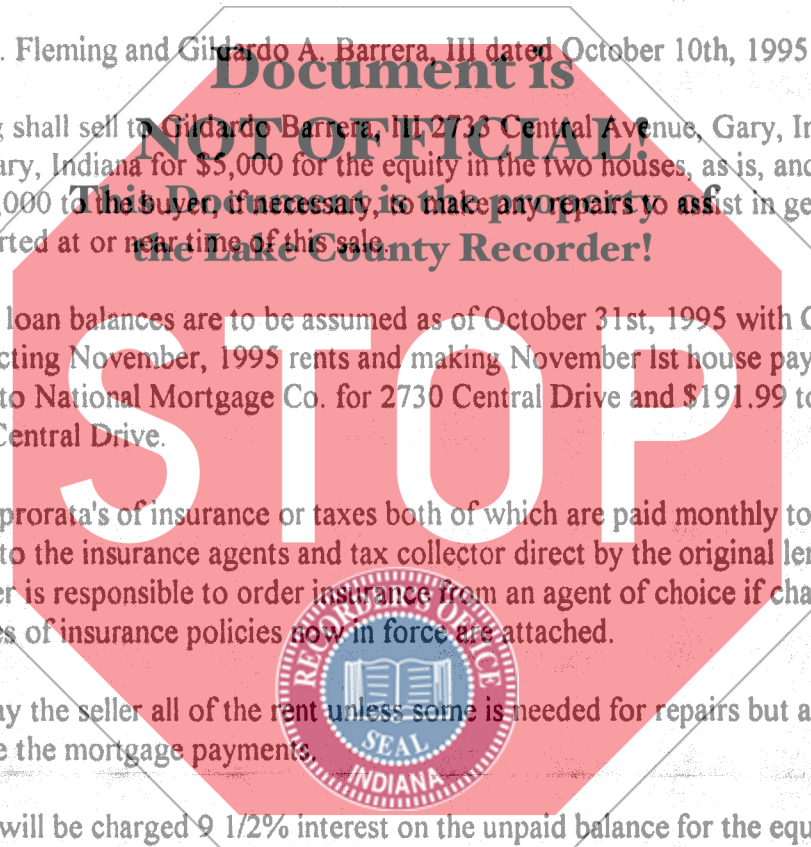
The buyer will pay the seller all of the rent unless some is needed for repairs but always enough for seller to make the mortgage payments.

The buyers debt will be charged 9 1/2% interest on the unpaid balance for the equity and repair funds, if any.

When the balance of equity and repair loans is paid, seller will assign VA contracts to purchaser and turn over loan payment books.

The loan balance statements attached are the latest in seller's possession but seller certifies the loans to be current and all payments made as of the present time of sale.

The seller has no security deposits from present tenants and will not refund any. The buyer may have to credit the tenant on Central Drive if she is current in her rent at moving date and can prove a security deposit made to the former owner.



CK# 16049


SK,
11.00

Copies are attached of the VA contract assignments as evidence of the seller's ownership and ownership transfer from Fleming to Barrera will be by the same form unless the VA has changed it by that time.

At the time Barrera has paid the VA in full, VA will issue to Barrera a U.S. Government deed to him in his own name. The government will not buy title insurance based on their policy that there can be no better proof of clear title that a U.S. Government deed, unless otherwise agreed at that time.

Possession to buyer, subject to tenants rights is at execution of this agreement by all parties.


Seller Bruce T. Fleming


Buyer Gildardo A. Barrera III

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

Sworn to before me this 10th day of October, 1995 a Notary Public in and for Lake County, Indiana came Bruce T. Fleming and Gildardo A. Barrera, III.

My Commission Expires: 5/17/96


Joan E. Freelove

The legal description of this property is:

Lot Number Twenty-One (21), in Block Number One (1), as marked and laid down on the recorded plat of Marshalltown Terrace, A subdivision in the City of Gary, Lake County, Indiana, as the same appears of record in Plat Book 30, page 12, in the Recorder's Office of Lake County, Indiana also known as 2733 Central Avenue, Gary, Indiana.

Lot Fifty-Four (54), Block One (1), Marshalltown Terrace, A subdivision in the City of Gary, as shown in Plat Book 39, page 12, in Lake County, Indiana also known as 2730 Central Drive, Gary, Indiana.