For an appointment, contact sellers:

Lucia:
lucia.mandelbaum@gmail.com
617-686-7466

For questions about the property or eligibility:
tracy_coleman@harvard.edu | (617) 495-9367
MORE UNIT FEATURES:
- New water heater tank
- Updated kitchen
- Nest smoke detectors and thermostat
- Container Store Elfa closet system

MORE BUILDING FEATURES:
- In-unit washer and dryer
- Electric stove
- Refrigerator
- Dishwasher
- Microwave

- Fitness center
- Reservable function room
- Media/play room
- Elevator
- Concierge
ABBREVIATIONS / SYMBOLS / NOTES

FP: FIREPLACE  RR: REFRIGERATOR
CL: CLOSET  DW: DISHWASHER
△: ENTRY (FRONT DOOR)  □: SHOWER ONLY

WINDOW  CABINETS/SHLVES

UNIT INFORMATION

ADDRESS: 157 Pleasant Street
UNIT NUMBER: 301
LEVEL: 3RD Floor
SQUARE FEET: 1,008

Pleasant Street Leasehold Condominiums
Cambridge, MA 02139

HARVARD REAL ESTATE SERVICES

UNIT SIZE: 2 BEDROOM
DRAWING DATE: 08/31/04
YARD UNIT NUMBER: 53B55_157-301

1. THIS FLOOR PLAN IS AN APPROXIMATE REPRESENTATION; YOUR UNIT MAY VARY.
2. NOT RESPONSIBLE FOR OMISSIONS, OR ERRORS.
3. SEE UNIT DETAIL SHEET FOR ADDITIONAL INFORMATION.
4. NOT ALL FIREPLACES ARE IN WORKING CONDITION; REFER TO UNIT DEAL SHEET.
5. UNIT SQUARE FOOTAGE INCLUDES ALL CLOSETS.
Preferred Mortgage Lenders

TD Bank

James Loughrey
Mortgage Loan Officer
Phone: 978-618-0224
NMLS ID# 483503

Ana Dumais
MLO Sales Assistant
Phone: 978-500-2101
NMLS ID# 1860347

Citizens Bank

Daniel P. Heffernan
Senior Loan Officer
28 State Street, 15th floor
Boston, MA 02109
Phone: 617-994-7578
E-Fax: 866-638-5796
NMLS # 680432

Lisa G. Sabey
Senior Loan Officer Assistant
Phone: 617-994-7549
E-Fax: 866-908-1038
Attachment E To be given to prospective buyer

Executive Summary of Pleasant Street condo docs

- Price of condo needs to be approved by Harvard through contacting fres@harvard.edu who will obtain an appraisal from a real estate appraiser, not a real estate agent, and will discount the appraised price by 21%.

- Buyer of any condo at Pleasant Street must be approved by Harvard by contacting fres@harvard.edu. Each condo has eligibility restrictions and therefore must have written approval of the buyers from Harvard.

- Sales of Pleasant Street condominiums are restricted to a subset of Harvard University faculty, including clinical faculty, residents and interns of the Harvard teaching hospitals. To find out if your potential buyer is eligible, please send e-mail to fres@harvard.edu.

- Only FRES brokers are allowed to handle the sale of Pleasant Street condominiums—private real estate agents are not allowed to participate in the sale of these units.

- If the Unit does not sell within 90 days of setting the asking price, the owner can offer it for sale to Harvard University by contacting FRES, which acts as the University’s agent. An extraordinary benefit of owning at Pleasant Street is that Harvard University will buy the condominium if it remains unsold 90 days after determining the asking price (Adjusted Fair Market Value). The buy-back price is set at 95% of the Adjusted Fair Market Value for Pleasant Street. The closing date will be set by mutual agreement between the parties.

- The condo is intended to be owner occupied and renting the condo must be approved by Harvard for reasons of sabbaticals and can only be rented for us to 3 years at Pleasant Street and the renters must be Harvard Affiliates. The tenant and the lease must be approved by Harvard by contacting fres@harvard.edu.

- The only name on the deed is that of the Harvard eligible buyer.

- If the owner loses their affiliation with Harvard then they will have 3 months to sell their condo.