

**AMENDMENT TO HEALTHY HOMES REHABILITATION
PROGRAM AGREEMENT (CONTRACT #20210736)**

AGREEMENT, made the 29 day of October, 2021 by and between Diane Orson aka Diane Greco with an address of 158 Feeding Hills Road, Southwick, Massachusetts (hereinafter referred to as the "Borrower") and the **City of Springfield**, through its Office of Disaster Recovery, with the approval of its Mayor (hereinafter referred to as the "City") regarding the rehabilitation of the property at 54-56 Dexter Street, Springfield, Massachusetts.

WHEREAS, the City and the Borrower wish to amend the rehabilitation amount within the existing Agreement;

NOW, THEREFORE, the parties hereto agree that their Agreement dated May 19, 2021 shall be amended as follows:

1. **Increasing the original contract amount of \$36,309.00 (Thirty Six Thousand Three Hundred Nine 00/100 Dollars) as identified in the original agreement as Exhibit A – Project Budget, to an amended total of \$55,606.50 (Fifty Five Thousand Six Hundred Six 50/100 Dollars) as identified in this amended agreement as Exhibit A – Final Project Budget.**
2. **All other terms and conditions remain the same.**

IN WITNESS WHEREOF, the Borrower and the City have executed this Amendment on this 29th day of October, 2021.

BORROWERS:

Diane Orson aka Diane Greco

CITY OF SPRINGFIELD

Office of Disaster Recovery

26451815-530105-64516 \$19,297.50 increase

Approved as to Appropriation:


Office of Comptroller

Approved as to Form:


Law Department

APPROVED:


Chief Administrative & Financial Officer

APPROVED:


Domenic J. Sarno, Mayor

City of Springfield
Healthy Homes Program

Rehabilitation Loan Agreement (Amendment)

List of Exhibits

Healthy Homes Rehabilitation Program Agreement Amendment

Exhibit A – Project Budget

Exhibit B – Amended Mortgage

Exhibit C – Amended Promissory Note

Exhibit A

Healthy Homes Rehab Project Budget

Homeowner/Borrower: Diane Orson

Project Address: 54-56 Dexter Street

Project Budget	Amount
Repair/Rehab	\$58,350.00
Lead Abatement	\$0.00
Lead Services	\$0.00
Relocation	\$0.00
Legal Fees	\$730.00
NAI Plotkin	\$2,600
Final Recording	\$105.00
Project Total	\$61,785.00
Owner's 10% (Project Total)	\$6,178.50
Total	\$55,606.50

MORTGAGE AMENDMENT #1
(Contract #20210736)

AGREEMENT, made as of the 29 day of October, 2021 by and between Diane Orson aka Diane Greco, hereinafter referred to as “**Mortgagor**”, of 158 Feeding Hills Road, Southwick, Hampden County, Massachusetts, and the **City of Springfield**, a municipal corporation within the County of Hampden, Commonwealth of Massachusetts, with the approval of its Mayor, hereinafter referred to as the “**Mortgagee**”.

WHEREAS an existing Mortgage, dated May 19, 2021, granting a security interest in the property known as 54-56 Dexter Street, Springfield, Massachusetts, is recorded at the Hampden County Registry of Deeds in Book 23900 Page 585. Said Mortgage expressly states an indebtedness in the principal amount of “Thirty Six Thousand Three Hundred Nine 00/100 (\$36,309.00)”

WHEREAS the Mortgagee and the Mortgagor have since amended the **Promissory Note** (See Schedule A) by increasing the amount borrowed to a total amount of Fifty Five Thousand Six Hundred Six 50/100 Dollars (\$55,606.50).

WHEREAS the Mortgagee seeks further security in the property to reflect total amount loaned to the Mortgagor,

NOW THEREFORE, the **Mortgagor and Mortgagee** hereto agree that the total indebtedness evidenced hereby is Fifty Five Thousand Six Hundred Six 50/100 Dollars (\$55,606.50) Dollars

All other terms and conditions contained in the Mortgage instrument dated May 19, 2021, recorded May 25, 2021 in the Hampden County Registry of Deeds in Book 23900, Page 585 remain the same and are incorporated herein by reference.

IN WITNESS WHEREOF, The Mortgagor and the Mortgagee have executed this Agreement on this 29 day of October, 2021.

SIGNATURES APPEAR ON FOLLOWING PAGE

Will Bee
Witness

Diane Orson
Diane Orson aka Diane Greco – Mortgagor

Witness

Dominic J. Sarno - Mayor
City of Springfield
Mortgagee

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this 27 day of October, 2021, before me, the undersigned notary public, personally appeared Diane M. Orson; proved to me through satisfactory evidence of identification, which was LIC # 534182546, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

Monicely Veru
Notary Public, Monicely Veru
My Commission Expires: May 24, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this _____ day of _____, 2021, before me, the undersigned notary public, personally appeared **Dominic J. Sarno**, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public,
My Commission Expires: 4

SCHEDULE A – PROMISSORY NOTE

FIRST AMENDMENT TO PROMISSORY NOTE
(City)

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the 29 day of October, 2021, by and between THE CITY OF SPRINGFIELD, (the "City"), and Diane Orson aka Diane Greco, (the "Borrower").

RECITALS

A. The Borrower executed a Promissory Note, payable to the City, as of May 19, 2021 (the "Note").

B. A change order, agreed upon by the Borrower and the City, will increase the borrowed amount to \$55,606.50

AMENDMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrower and the City hereby agree as follows:

1. The May 19th, 2021 Promissory Note had an original principal amount of **\$36,309.00 (Thirty Six Thousand Three Hundred Nine 00/100)**.

2. Due to the Increased projected new costs, the parties agree to Increase the original principal amount of the Note to **\$55,606.50 (Fifty Five Thousand Six Hundred Six 50/100 Dollars)**.

This Note will continue to be secured by a Mortgage (and amendment) duly filed for record at the Hampden County Registry of Deeds.

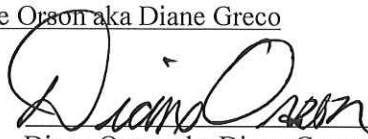
3. All other terms and conditions contained in the original Promissory Note dated May 19, 2021 remain unchanged.

IN WITNESS WHEREOF, this First Amendment to Promissory Note has been duly executed by the undersigned as of the date and year first above written.

SIGNATURES APPEAR ON FOLLOWING PAGE

BORROWER:

Diane Orson aka Diane Greco

By: 
Diane Orson aka Diane Greco

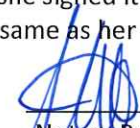
CITY:

By: _____
Domenic J. Sarno – Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 29 day of October, 2021, before me, the undersigned Notary Public, personally appeared the above-named Diane M. Orson, proved to me through satisfactory evidence of identification, which was LCS 34182546 to be the person whose name is signed on the preceding or attached document, and acknowledge that she signed it voluntarily for its stated purpose, and acknowledged to me that she executed the same as her free act and deed.


Notary Public Maricely Rega
My Commission Expires: May 06, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this ___ day of _____, _____, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledge that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

Notary Public
My Commission Expires:

#1

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	56 Dexter St Springfield Ma		
PROJECT MANAGER	William Brock	HOMEOWNER	Theodore Orson
REQUESTING PARTY	Contractor and Homeowner	DATE OF REQUEST	7/13/2021

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	Describe the change. Kitchen floor, repair leaking under the tub. Replace top kitchen cabinets and lower kitchen cabinets included sink and faucet Item 3375 will be install wood oak tread and risers instead of Vinyl no extra charge for item 3375 <i>Unit - 56 Dexter Street</i>
REASON FOR CHANGE	Fill in reason for change order - narrative as to why scope was not foreseen, etc. Kitchen floor is damage and also wall cabinets are damage upper and lower
SUPPORT & JUSTIFICATION DOCUMENTS	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	Detail changes to repair specifications.
ADDITIONAL INFORMATION	Leaking repair and kitchen ceiling \$1,200.00 Kitchen cab upper and lower \$5,500.00 Kitchen floor hallway and bath floor 1,500.00

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	33,850.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	0.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	8,200.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	42,050.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE	<i>[Signature]</i>	APPROVED BY SIGNATURE	<i>[Signature]</i> 7/29/21
HOMEOWNER NAME	Diane M. Orson	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin Tina Quagliato-Sullivan, Director







damage floor



Leaking shower drain only can access from in kitchen,
therefore wall cabinets need to be remove.



Item 3375
question was asked, therefore
change in description would be
needed

#2

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program,		
LOCATION OF WORK	54 Dexter St Springfield Ma		
PROJECT MANAGER	William Brock	HOMEOWNER	Theodore Orson
REQUESTING PARTY	Contractor	DATE OF REQUEST	8/16/2021

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED

Describe the change. Kitchen floor, repair leaking under the tub. Replace top kitchen cabinets and lower kitchen cabinets included sink and faucet
Item 3375 will be install wood oak tread and risers instead of Vinyl no extra charge for Item 3375

Unit - 54 Dexter Street

REASON FOR CHANGE

Fill in reason for change order - narrative as to why scope was not foreseen, etc.
Kitchen floor is damage and also wall cabinets are damage upper and lower as a result of leak.

SUPPORT & JUSTIFICATION DOCUMENTS

List all attached documents which support the requested change. Justify any increased cost and time.

SPECIFICATIONS

Detail changes to repair specifications.

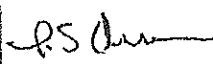

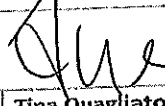
ADDITIONAL INFORMATION

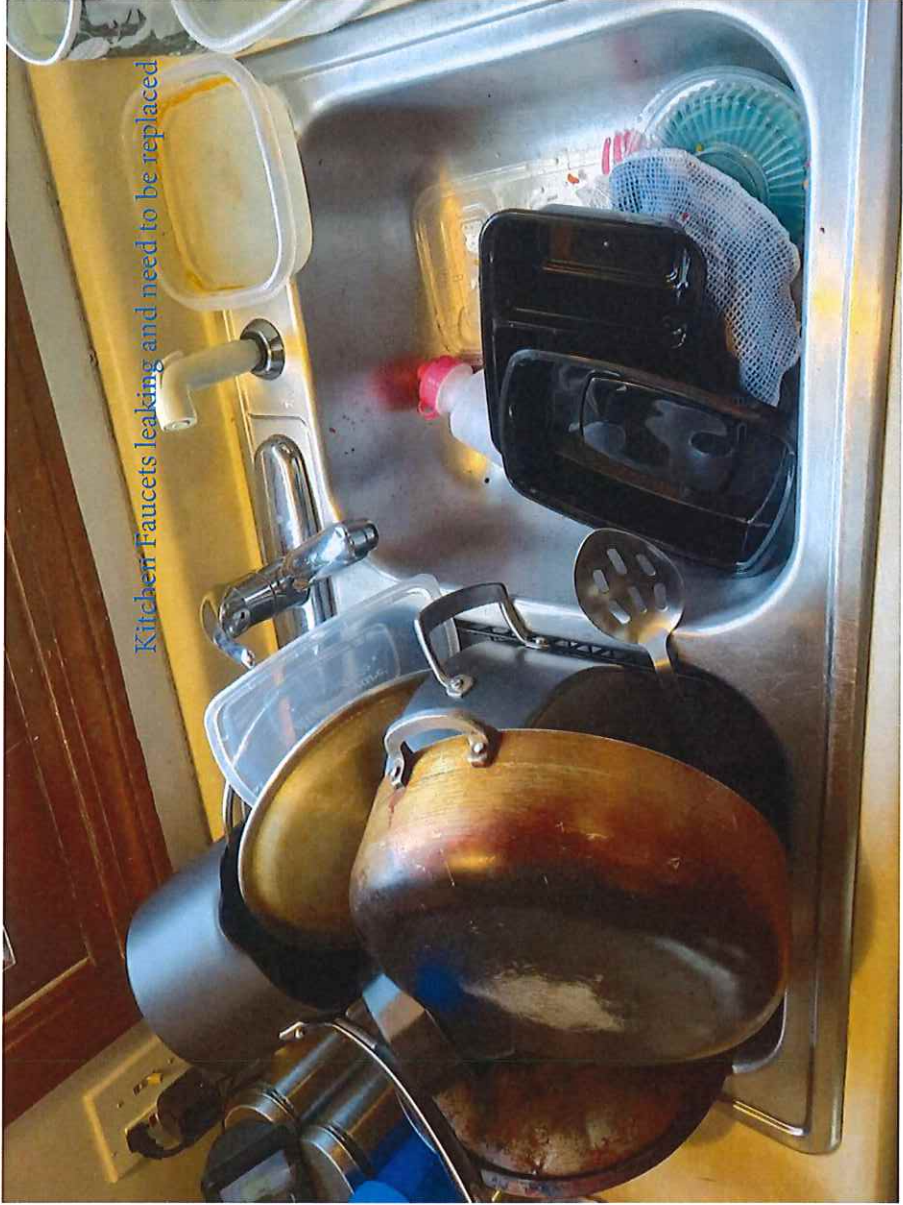
2 Cellar windows \$700.00, Range hood \$600.00 Kitchen cab upper and lower \$5,500.00 Kitchen floor Hallway and bath floor 1,500.00

CHANGE IN CONTRACT PRICE

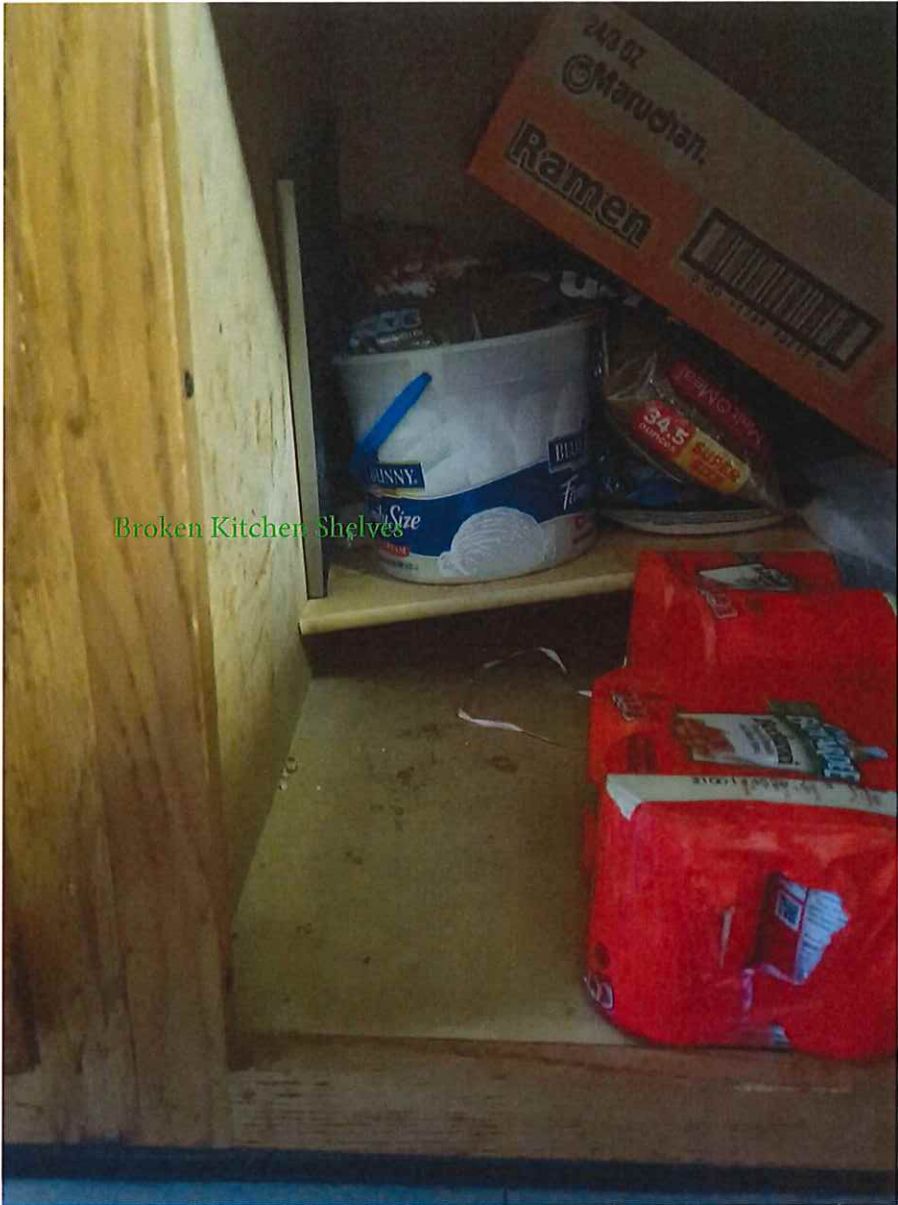
CHANGE IN CONTRACT SCHEDULE (if applicable)

ORIGINAL PRICE	33,850.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	8,200	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	8,300.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	50,350.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Theodore ORSON	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato, Director
DATE	8/17/21	DATE		



Kitchen Faucets leaking and need to be replaced



Broken Kitchen Shelves





Broken Draws

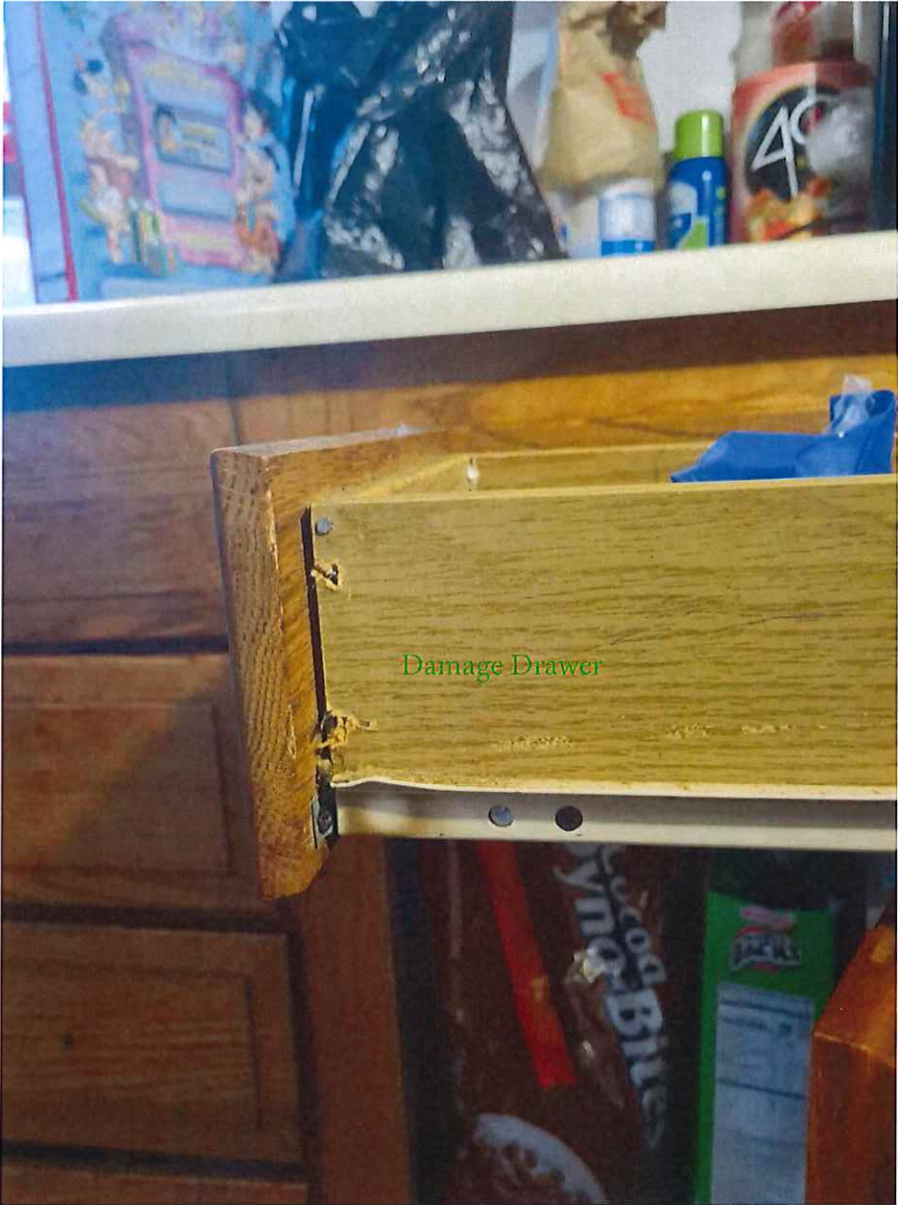


Moisture damage to kitchen counter



Damage Base Cabinet





Damage Drawer



Damage cabinet







Staircase to repair as lot 56



Mildew to wall and ceiling



mildew to wall and ceiling



mildew to wall and ceiling

Damage vent fan

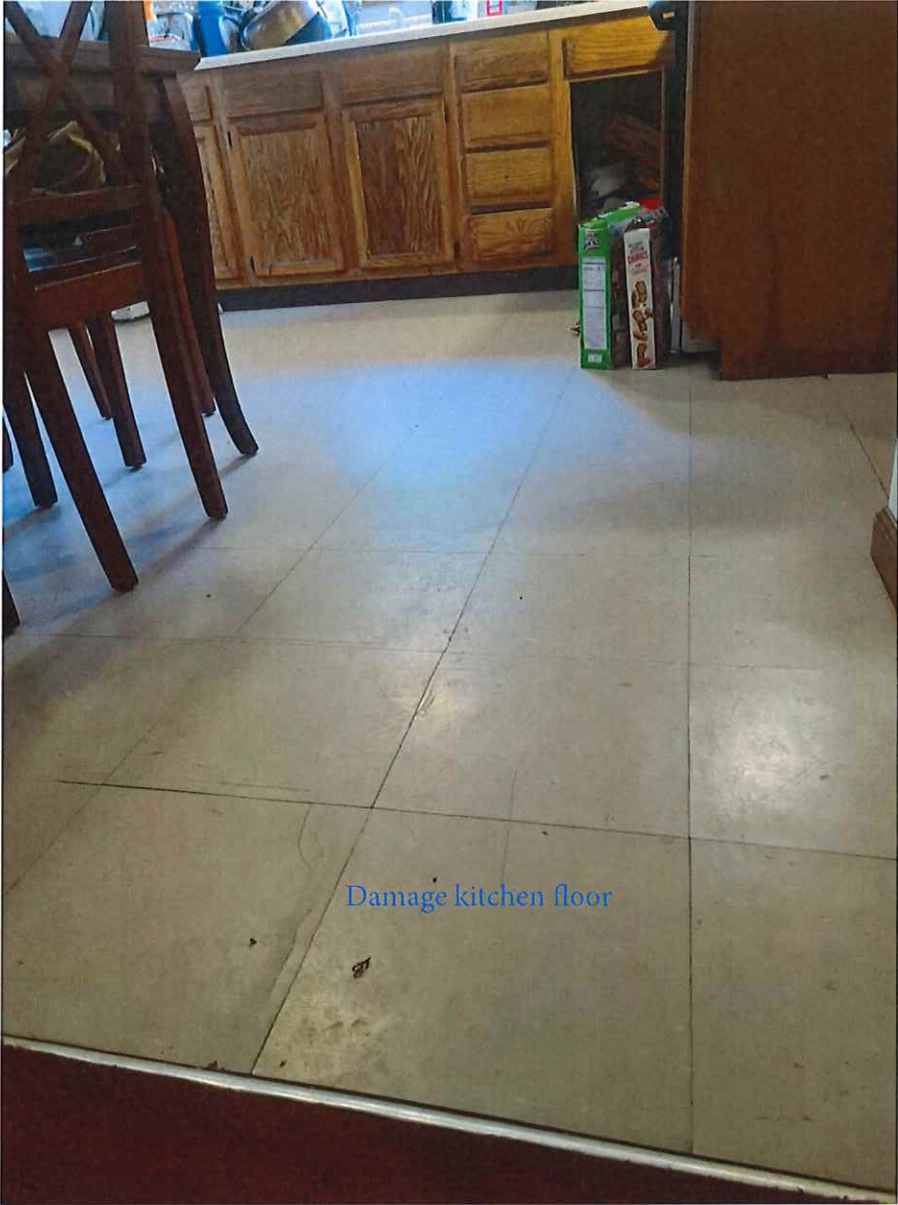




Mildew to wall and ciling



Mildew to wall and ceiling



Damage kitchen floor



Damage Kitchen Floor to be replace with laminate



Damage kitchen floor replace with laminate



Damage kitchen floor to be replace with laminate



Damage basement window need to be replace

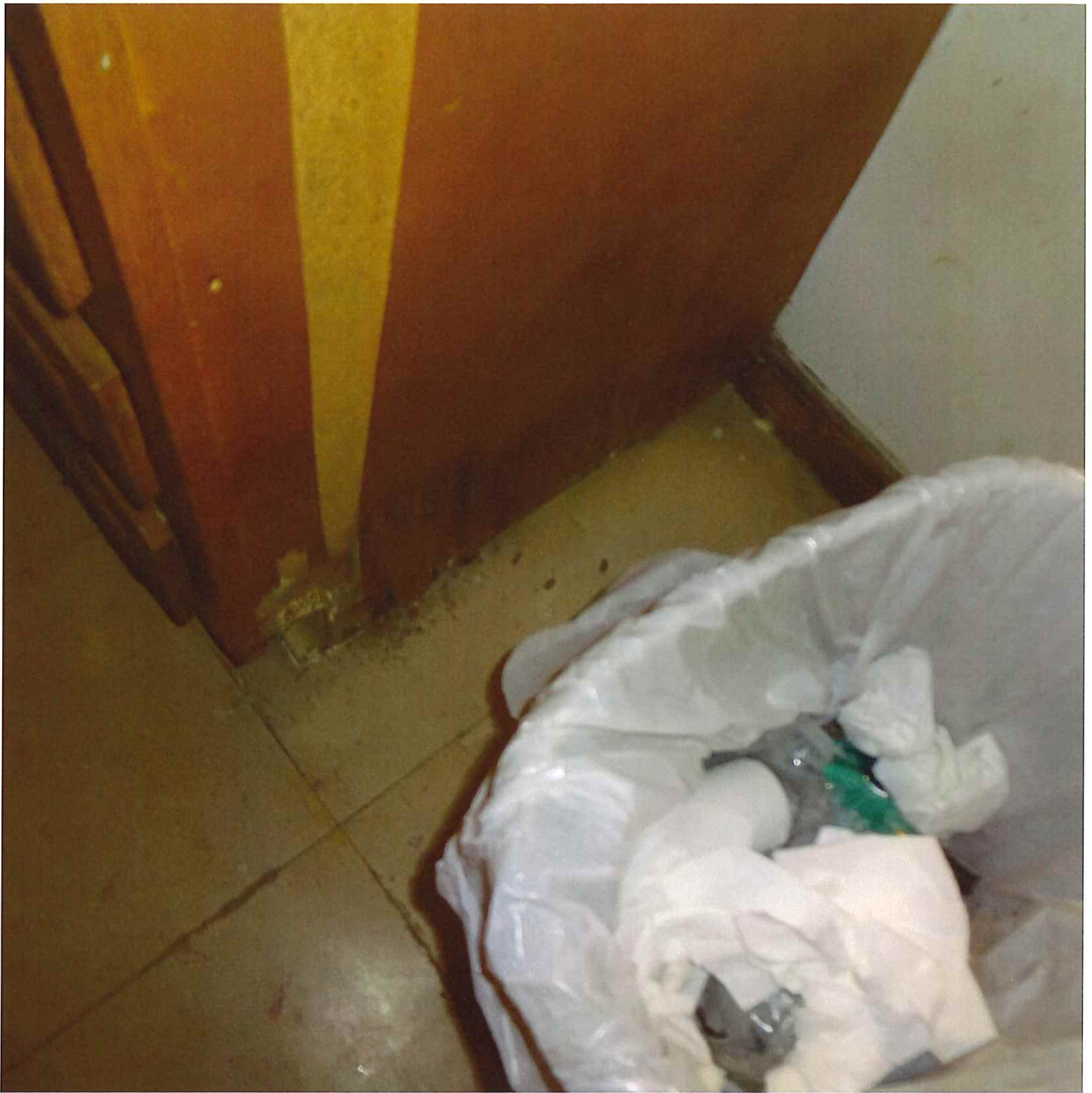


damage basement need to be replace

HVAC controller needs to be replace











#3

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	54 Dexter Street		
PROJECT MANAGER	William Brock	HOMEOWNER	Theodore Orson
REQUESTING PARTY	Dad's Abatement	DATE OF REQUEST	08/26/2021

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	<p><i>Describe the change.</i> Install Side becking lot 56 Dexter Street. 4'x 12' with 4 treads per drawing. 10" dia 3000 PSI concrete filled sonstube typical tight mix, 1/2" x6" galvanized anchor bold 1/2" outside projection, 4"x4" PT posts. 2" x6" PT deck joists 12" O.C, 5/4" 6 PT decking board screws to floor joists, 4" x4" PT railing support posts notched and bolted through end joist and blocking</p> <p>Unit: 54 Dexter Street</p> <p>Fill in reason for change order - narrative as to why scope was not foreseen, etc.</p>
REASON FOR CHANGE	
SUPPORT & JUSTIFICATION DOCUMENTS.	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	Detail changes to repair specifications.
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$33,850.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$16,500	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$2,800	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$53,150	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Theodore Orson	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE		DATE	8/26/2021	8/31/21

Office of Housing CHANGE ORDER REQUEST

#9

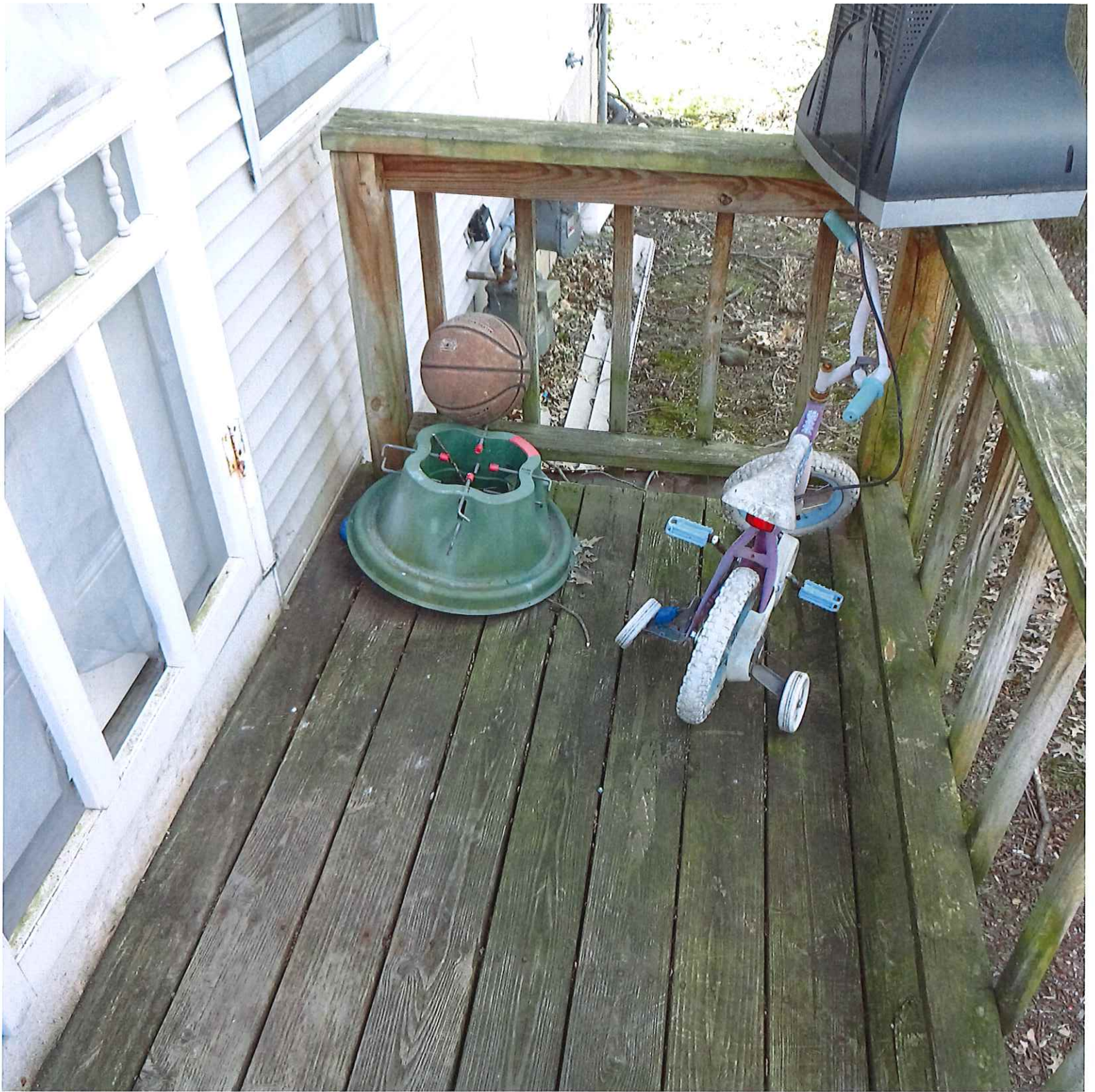
PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	56 Dexter Street		
PROJECT MANAGER	William Brock	HOMEOWNER	Theodore Orson
REQUESTING PARTY	Dad's Abatement	DATE OF REQUEST	08/26/2021

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	<p><i>Describe the change.</i> Install Side becking lot 56 Dexter Street. 4'x 12' with 4 treads per drawing. 10" dia 3000 PSI concrete filled sonstube typical tight mix, 1/2" x6" galvanized anchor bold 1/2" outside projection, 4"x4" PT posts., 2" x6" PT deck joists 12" O.C, 5/4" 6 PT decking board screws to floor joists, 4" x4" PT railing support posts notched and bolted through end joist and blocking</p> <p><i>Unit: 56 Dexter Street</i></p> <p><i>Fill in reason for change order – narrative as to why scope was not foreseen, etc.</i></p>
REASON FOR CHANGE	
SUPPORT & JUSTIFICATION DOCUMENTS	<p><i>List all attached documents which support the requested change. Justify any increased cost and time.</i></p>
SPECIFICATIONS	<p><i>Detail changes to repair specifications.</i></p>
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$33,850.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$19,300	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$2,800	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$55,950	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Theodore Orson	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quaglato-Sullivan, Director
DATE		DATE	8/26/2021	8/31/21








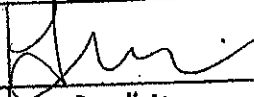
#5

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	54-56 Dexter St Springfield ma		
PROJECT MANAGER	William Brock	HOMEOWNER	
REQUESTING PARTY		DATE OF REQUEST	10/25/2021

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	Describe the change. Remove and replaced 4 Storm Doors xxxx Both Units
REASON FOR CHANGE	Fill in reason for change order - narrative as to why scope was not foreseen, etc.
SUPPORT & JUSTIFICATION DOCUMENTS	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	Detail changes to repair specifications.
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	33,850.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	22,100.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	2400	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	58,950.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Diane Orson	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE	10/27/21	DATE	12/1/21	12/1/21



