

Listing in Questions: 865 United Nations Plaza #2B

1st email from Dalberth:

Hi,

Can I please show my client, Udayan Mittal, this unit tomorrow at 12:30?

Is there a transfer tax or any other hidden fees I should know about? He can't make the open house as he is leaving town.

Thanks,

Lindsay Dalberth
Licensed Real Estate Salesperson

900 Broadway, Fl. 4
New York, NY 10003
+1 520-247-4353

Appointment was confirmed, by allowing access to the apartment agents we're able to show at the time requested.

Offer from another broker Reinsch:

Hi Louise, Jonathan, and Jason,

My client, Udayan Mittal, would like to make a full asking price offer of \$595,000 for 865 United Nations Plaza #2B contingent upon financing. I have attached his REBNY financial statement and he is pre-approved by Bank of America for a mortgage.

Please let me know you have received this and I look forward to working with you.

Best,

Kendrick Reinsch
Licensed Real Estate Agent
William J Farmer Real Estate
369 Lexington Avenue, Suite 308
New York, NY 10017
917-400-8954 (C)
kendrick@wjfny.com
REBNY Member

2nd email Dalberth after initial showing:

Hi,

I hope you all are doing well. There seems to be some confusion. I brought a client, Udayan Mittal, to your apartment today at 12:30. He then went back to another broker and apparently submitted an offer with them behind my back. As you are aware, I did register this client with all of you yesterday at 1:00PM.

Given that I assume you are REBNY member, as am I, I think we need to discuss what to do with next steps.

Please advise.

Thanks,

Lindsay Dalberth
Licensed Real Estate Salesperson
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After receiving this email we reached out to Kendrick Reinsch via phone and asked him to explain the situation. He mentioned that he had worked with his customer for a long time and that his customer used streeteasy for more information on our listing. We requested a letter from his client.

Email from Client:

On Mar 2, 2017, at 5:41 PM, Udayan Mittal <udayan.mittal@gmail.com> wrote:

Hi,

I just wanted to send an email clarifying a mix up regarding my broker earlier. I have known Kendrick for five years, he's worked with me multiple times before and is someone I fully trust and enjoy working with.

Earlier this week I called the number listed on streeteasy for the listing asking to speak to who I thought was the seller broker. I clarified saying that I have a broker already and was very interested in purchasing the apartment which as you can tell is true. I have no idea what transpired on their end, but I was shown the apartment by Lindsay anyway who informed me she wasn't aware I had a broker. I apologized for the confusion and clarified that it won't be possible for me to not work with Kendrick as I've known him for a long time. I do apologize that she had to go through the extra trouble to show me the apartment, I wish someone had earlier told her that I did have a broker. I'm happy to clarify this to whomever else I need to and am sorry for the confusion and any other issues this may have cost.

Thank you,
Udauan

Ultimately, the listing received multiple offers and this buyer did not win the bidding process.