

26th June AD 2017

Dear pastor Elijah,

I am writing to update you on the financial decisions, which were made when I met today with Hananiah and Hadassah. As you are aware, the person who was intending to purchase 'Stonelea' from Des and Lois has backed out and the sale has fallen through. Des & Lois remain steadfast in their intention to move and will be putting the property back on the market and shifting more of their household goods across to Oaktree Cottage in the near future. However, it leaves us in a financial quandry.

I agree with the Chews that it's best to release them from this present mortgage, so that Hananiah can apply anew for a mortgage to purchase their own property elsewhere. Second properties are heavily taxed in the UK, and second mortgages understandably hard to procure. To be released from Oaktree is not difficult: it simply involves Sarah's name being substituted for Hananiah's on mortgage and title deeds. Hananiah and Hadassah contributed £60,000 capital to the purchase of Oaktree, so this would need to be returned. However, until Des and Lois sell, I don't have the immediate means to pay them back. Therefore, we would be adding a charge for £60,000 in Hananiah's name to the title deeds, so that he has legal right to this sum on any future sale of this house. Informally, I have also agreed to endeavour to pay him back over a 30 month period and to pay interest on that £60,000 equivalent to his mortgage interest rate.

They asked me to also add a charge for £100,000 to the title deeds of Oaktree Cottage. I was unhappy to do this because the money was given as a gift/no-interest loan to the UK brethren to facilitate our communal living and not to become a noose around my neck to be taken at a time when we are financially most vulnerable and distressed. I imagine that the main reason for any future sale of Oaktree Cottage would be if I was in financial straits and unable to maintain my mortgage payments. My debts are very great: £350,000 mortgage, £40,000 + £100,000 to WT (though I thank God you do not treat this as a debt), £60,000 to Hananiah. Interest will be owed on £410,000 of that. However, since your gift of £100,000 was initially agreed to be split between our two families, I'm willing for a further charge to be added to the title deeds of Oaktree for £50,000 in Hadassah's name, to legally secure them this sum.

Therefore, we have agreed to proceed in the following way. Sarah's name will replace Hananiah's on mortgage and deeds. At the same time, two charges will be added to the title deeds: £60,000 in Hananiah's name and £50,000 in Hadassah's name. I have informally agreed to pay Hananiah £60,000 + interest within 30 months. There are no conditions on the £50,000 in Hadassah's name, but it is my wish to pass them the full £100,000 received from WT as soon as I am financially able.

I should mention that the attic conversion here is complete. At some future time, we considered (for a much smaller sum) converting the garage into a second kitchen and toilet/shower room so that part of that wing of the house can be rented out as a separate apartment. I imagine that being so close to Dover, there may be many people passing by who would appreciate accommodation so close to the Channel Tunnel and ferry services and using an AirBnB marketing strategy, we could hope to recoup the costs within 1-2yrs. Lois would manage the business.

I do hope all these doings are satisfactory to you. All parties on this side have agreed to them and we would only ask you to reply ASAP if you have any concerns.

Shalom!

Daniel.