**42 Grove Street, Hopkinton MA**

Seller,

I am submitting what I believe is a very fair offer to purchase your property and wanted to let you know what brought me to the decision, and why I am hopeful this will work out for all of us.

I am a retired engineer currently living in Greensboro, North Carolina. Having lost my wife after a long battle with cancer, I am relocating to Hopkinton to live near my two sons and grandchildren, as well as my brother and his family. Before North Carolina, I spent my career years with Eastman Kodak in Rochester, NY – so of course I know what we have in store for the winters up in the Northeast, but at the same time am really look forward to having four seasons again.

Together with my family, we have been looking at many properties in Hopkinton and its neighboring towns, however your home is the first that has so strongly grabbed my attention, and is certainly by far, the most charming and welcoming house we have seen. I have chosen your home, likely for all of the reasons you originally chose it and really look forward to the opportunity to spend time with my sons and grandchildren there. Thank you for considering my offer, and good luck in your future home.

Jerry Varner

I desire to add a 2nd floor bath to overcome that obstacle. If possible, I would appreciate a home inspection on Saturday morning at 10AM.