

Bupp Exhibit 4  
June 12, 2012 emails between Kathy Bupp and FNMA listing agent

-----Original Message-----

FROM: Diana Mayfield [dianamayfield@aol.com](mailto:dianamayfield@aol.com)  
TO: kathybupp1 <[kathybupp1@yahoo.com](mailto:kathybupp1@yahoo.com)>  
SENT: Tue. June 12, 2012 10:04 AM  
SUBJECT: Re: Unit 1102 FNMA disclosure

Kathy,

Please be assured that I am forwarding this email to the seller for the property at 1 Riverpointe Drive Unit 1104. Have a great day! Diana

Diana L. Mayfield, Associate Broker, SFR  
RE/MAX FIRST  
1712 Williamsburg Dr. Jeffersonville, IN 47130  
Cell or Text: 502-291-1758  
email: [dmayfield@28first.com](mailto:dmayfield@28first.com)  
web page: [www.dianamayfield.com](http://www.dianamayfield.com)

-----Original Message-----

FROM: Kathy Kennedy <[kathybupp1@yahoo.com](mailto:kathybupp1@yahoo.com)>  
TO: dmayfield <[dmayfield@28first.com](mailto:dmayfield@28first.com)>  
SENT: Tuesday, June 12, 2012 2:16 AM  
SUBJECT: Re: Unit 1102 FNMA disclosure

Diana,

Against my better judgement (sic), I am still interested in Unit 1104, however, I am not convinced that the FNMA rep that you are communicating with has a full grasp of the gravity of the situation involved in the sale of 1104. I have tried tirelessly to notify the proper banking authorities to investigate what appears to be mortgage fraud and any number of other violations involved in the sale. I have said from the beginning that everything about this should come to a halt until the proper authorities have had an opportunity to inspect the property. In the posting shown below, there are many serious liability issues that must be resolved before the fair bidding process can move forward. I have attempted several times to inform you of an email Kevin Zipperle sent to me regarding what his intentions are with the property should he get it. There are no breaches of confidentiality here. He has fully acknowledged his participation in his pursuit to obtain the property. By not informing the proper authorities or even acknowledging that you have received the information doesn't exempt you from your responsibility to insist that FNMA be fully aware of the tremendous liabilities involved in placing this unit on the market. The division of the one unit into two has not been properly established even IF they are aware of a potential mortgage fraud scheme. It is a criminal offense and it is an issue that everyone wants to turn a

blind eye to. You cannot sell something as is when it is not suitable for inhabitation because it is not properly divided and brought into standard code compliance.

Walter Kindler who is referenced below is a well known architect with impeccable credentials. As a homeowner here at the Harbours, Walter is familiar with the structural, mechanical and engineering components of this building. His observations are compelling and failure to pass on to FNMA puts everyone at risk. Additionally the previous office manager and the board president Kevin Zipperle, let the FHA/VA approved registration for the building lapse two years ago. That should pose some difficulty for anyone that hopes to finance the purchase from FNMA without being able to federally insure the loan. Furthermore on June 20<sup>th</sup> the building will no longer be insured as required by all lending institutions. Seven companies to date have refused to insure us. There are a number of unresolved structural issues one of which includes the structural stability of the parking garage.

There are currently no negotiations being discussed with any other insurance carriers to provide coverage and that information came straight from the mouth of the newly appointed association board president. He will be on vacation for two weeks so all items to be discussed on the agenda will not resume until he returns.

I believe it is both prudent and necessary to insist on a FNMA asset manager to personally see the property. Full disclosure regarding the complexities involved would appear to be negligent. I do not want to be eliminated from the bidding process but I believe that FNMA should take a more active and informed role in disposing this asset and accordingly provide acknowledgement of the serious issues that a bidder must be made aware of. There is both a moral and fiduciary responsibility to render full disclosure.

I will be happy to contact the Indiana Board of Realtors without giving them your name and refer to them for advice on how both the buyer and seller should proceed. Everyone that sees Unit 1104 has had the same reaction and I believe there are reasons for both to be legitimately concerned.

I would like you to get back to (sic) as soon as you can so that I know how to proceed. Thank you for demonstrating integrity and professionalism in the process. You are to be commended.

I'll wait to here (sic) from you. If you want to get back to me tomorrow it would be best to email me as I'm having minor surgery and won't be available until later in the evening.

Thanks for your help!  
Kathy

Please see posting below from Walter Kindler. You can follow further comments on Unit 1104 by viewing the Facebook page The Harbours...can you believe this stuff?