



EXHIBIT 3

Chad Phillips <thehunmonkgroup@gmail.com>

Formal Request for Repairs – 26 Sanderson Avenue, Lynn, MA 01902

1 message

Chad Phillips <thehunmonkgroup@gmail.com>
To: Wilgens Joseph <Wilgens1@gmail.com>

Wed, Nov 26, 2025 at 11:50 AM

November 26, 2025

Dear Mr. Joseph,

This message is a formal written request for repairs at **26 Sanderson Avenue, Lynn, MA 01902**.

The following conditions remain uncorrected:

1. Recurring roof leakage into my bedroom

- The law requires that the building be maintained in good repair, protected from rain and moisture, and kept weathertight.
- The law also requires that ceilings be maintained free of holes, cracks, loose plaster, and defects.

I reported the original leak to you on **October 31st**, and a second leak occurred on **November 16th**. I have received no confirmation that the roof has been permanently repaired, and the ceiling damage caused by the leaks remains unrepaired despite your prior statement that it would be addressed.

2. Unfinished and non-functional downstairs bathroom

You represented that the downstairs bathroom would be completed and usable by **October 31, 2025**. It remains unfinished and unusable. Your promise to provide a functional second bathroom formed part of the basis of the rental agreement. Your failure to deliver this promised and existing amenity has materially reduced the fair rental value of the unit and constitutes a breach of your duty to maintain the premises.

I am requesting that you:

1. **Immediately arrange for proper repair of the roof and the interior ceiling damage;** and
2. **Immediately begin and complete the work necessary to make the downstairs bathroom fully functional.**

I prefer to resolve this cooperatively, but I will continue to exercise all rights available to me under Massachusetts law.

Sincerely,

Chad Phillips