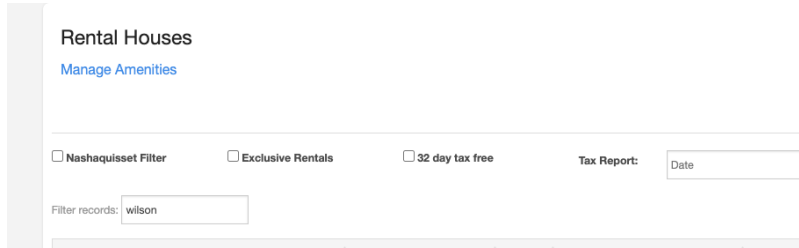


**From:** [Ashelee Gasbarro](#)  
**To:** [Drew Williams](#)  
**Cc:** [cristian@q9digital.com](mailto:cristian@q9digital.com)  
**Subject:** Re: tax lease change asap  
**Date:** Wednesday, September 18, 2024 2:11:33 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[image008.png](#)  
[Screenshot 2024-09-18 at 10.56.37AM.png](#)  
[Screenshot 2024-09-18 at 10.50.34AM.png](#)  
[Screenshot 2024-09-18 at 2.10.32PM.png](#)

Could you please also add the ability to sort on these homeowners here:

<https://jpfco.remplatform.com/index.php?section=rentals>



**Ashelee Gasbarro**

Office Manager [www.jpfco.com](http://www.jpfco.com)  
J Pepper Frazier Real Estate  
19 Centre Street, Nantucket MA. 02554  
O: 508-228-3202

On Wed, Sep 18, 2024 at 11:23 AM Ashelee Gasbarro <[office@jpfco.com](mailto:office@jpfco.com)> wrote:

And now another evolution on this. I will address your email questions down below the screenshots.

ADDITIONAL REQUEST: Please keep existing option to include line item on the lease, but create a new checkbox in the house details tab that states and now correlates to 'add community impact fee line item to lease'. This should be separate from the 'community impact fee tax' checkbox. To clarify, we need to have one checkbox that says the homeowner is eligible for the community impact fee. AND another checkbox to then add this line item option to the lease agreement. We think some eligible homeowners will elect to adjust their rates to include the 3% v line iteming on the lease. We want to offer both options.


\*If both checkboxes are not checked, we need it to then be removed from the proceeds paid to homeowner.

A few additional adjustments need to be made on original request for this to function.  
Please add Community Impact Fee to the descriptions dropdown

Description:	\$ Due:
First Payment (Fees Added)	Total \$50, The final
Final Payment	
Second Payment	
Third Payment	allowed
Security Deposit	
MA Short Term Rental Tax (5.7%)	
Local Option Room Excise Tax (6%)	
Cleaning Fee	
Pet Fee	
Other...	

This 3% line item also needs to show through on the lease when the checkbox is clicked.

Arrival Date:	09/21/2024 3:00 PM
Departure Date:	09/28/2024 9:00 AM
Rental Amount:	\$50,000
Security Amount:	\$5,000
Service Fee:	\$50
MA Short Term Rental Tax (5.7%)*:	\$2,853
Local Option Room Excise Tax (6%)*:	\$3,003
<b>Total amount due:</b>	<b>\$62,408</b>
<b>*Please make all checks payable to J Pepper Frazier Company.</b>	

int Due on 

I have pasted the original project summary from last November to help us better understand the original project and current request.

It appears that this was originally requested to be included as a fee paid by the renter and included in the tax summary. We also see that the new functionality was never used.

It now appears that the fee should be moved to the homeowner and paid as a tax. It will then be removed from the proceeds paid to homeowner and go as a separate line item taxed item. **YES, if the homeowner elects to not add it as a line item to the lease. ie, one checkbox requested is checked, but not added to lease as line item.**

We also need to understand how it would be added to the tax email and 1099 summary. **JPFCO is going to be responsible for remitting this fee to the DOR in similar style as the MA short term Rental tax and Local option room excise tax. The fee then needs to be included on the tax email and 1099 summary in similar capacity.**

Once we have a better understanding of these requirements, we can provide an estimate of the work required and scheduling. **We need this asap as it is already the law.**

Please let me know if you can provide this information by email or if it would be best to schedule a teams call that would include Cristian who manages the REM development updates. **Happy to talk through if easier, or let me know of any additional questions.**

**Ashelee Gasbarro**

Office Manager [www.jpfc.com](http://www.jpfc.com)  
J Pepper Frazier Real Estate  
19 Centre Street, Nantucket MA. 02554  
O: [508-228-3202](tel:508-228-3202)

On Tue, Sep 17, 2024 at 4:50 PM Drew Williams <[drew@q9digital.com](mailto:drew@q9digital.com)> wrote:

Hi Ashelee,

I have pasted the original project summary from last November to help us better understand the original project and current request.

It appears that this was originally requested to be included as a fee paid by the renter and included in the tax summary. We also see that the new functionality was never used.

It now appears that they fee should be moved to the homeowner and paid as a tax. It will then be removed from the proceeds paid to homeowner and go as a separate line item taxed item.

We also need to understand how it would be added to the tax email and 1099 summary.

Once we have a better understanding of these requirements, we can provide an estimate of the work required and scheduling.

Please let me know if you can provide this information by email or if it would be best to schedule a teams call that would include Cristian who manages the REM development updates.

Thanks

Drew

Drew Williams

Q9 Digital LLC | Sales Director & Co-Founder

305-395-0230 | [drew@q9digital.com](mailto:drew@q9digital.com)

<http://www.q9digital.com>

----- Forwarded message -----

From: **Ashelee Gasbarro** <[office@jpfc.com](mailto:office@jpfc.com)>

Date: Tue, Sep 10, 2024 at 2:25 PM

Subject: tax lease change asap

To: Drew Williams <[drew@q9digital.com](mailto:drew@q9digital.com)>

Could you please change the result of this Community Impact Fee Tax checkbox.

Instead of translating to another 3% line item on the lease, could you please remove that and instead add a Nashaquisset style reminder for Vilma to deduct 3% from Homeowner proceeds?

Furthermore, this will need to correspond with our state tax reporting, as it will need to be remitted to the state, as well as be added to the tax email to the homeowners and 1099 page.

thanks

REM / RENTALS / 13 ARKANSAS AVENUE / EDIT

Overview Edit Amenities Photos Rates & Dates Contracts

### House Details

House is active and listed on website       Co-Broke House  
 Nashaquisset Filter       32 day tax free  
 JPFCO Exclusive       2 week tax free  
 First Floor Bedroom       Community Impact Fee Tax

Property Owner: Lisa Greenberg

---

Check#:        ACH Email      Date Paid:

Income:	Rent: <input type="text"/> 0.00	Security: <input type="text"/> 0.00	Other: <input type="text"/> 0.00	Comments: <input type="text"/>
Deductions:	Commision: <input type="text"/>	Other*: <input type="text"/> 0.00	Comments: <input type="text"/>	

\*Nashaquisset \$350 per lease fee

Change Payment Owner      Gaile Sarma FLP

**Ashelee Gasbarro**

Office Manager [www.jpfc.com](http://www.jpfc.com)

J Pepper Frazier Real Estate

19 Centre Street, Nantucket MA. 02554

O: 508-228-3202

**From:** Drew Williams [drew@q9digital.com](mailto:drew@q9digital.com)

Sent: Thursday, November 30, 2023 12:01 PM  
To: 'Ashelee Gasbarro' [office@jpfco.com](mailto:office@jpfco.com)  
Subject: RE: FW: new 3% TAX

Fixed.

Regards

Drew

Drew Williams

Q9 Digital | 305-395-0230 | [drew@q9digital.com](mailto:drew@q9digital.com)

From: Ashelee Gasbarro <[office@jpfco.com](mailto:office@jpfco.com)>  
Sent: Wednesday, November 29, 2023 9:05 AM  
To: Drew Williams <[drew@q9digital.com](mailto:drew@q9digital.com)>  
Subject: Re: FW: new 3% TAX

super odd. This additional tax field is there for a second in the lease, and then the screen refreshes and it disappears.

Yes, it will need to be part of the reporting.

thank you

Select Property*:	27 Ellens Way	Select Tenant*:	And		
Arrival Date:	06/29/2024	Departure Date:	07/06/2024		
Rental Amount:	\$50,000.00	Sec. Deposit:	5,000	Select Agent:	J Pe
Service Fee:	\$50	Other Chg.:	0	Co-Office:	-
MA Short Term Rental Tax:	\$2,853.00	Local Option Room Excise Tax (6):	\$3,003.00	Commission %:	15
<input type="checkbox"/> No Tax		Total Comm.:	\$7,500.00		
Total:	\$60,906.00				
Description:	\$ Due:	Due Date:	Sec. Dep. Held by:	<input type="radio"/> Ow	
First Payment (Fees Added)	25,050	12/12/2023	Sec. Dep Paid to:	J Pe	
Description:	\$ Due:	Due Date:	Sec. Return Due:	09/04	
Final Payment	25,000	04/30/2024			

**Ashelee Gasbarro**

Office Manager [www.jpfco.com](http://www.jpfco.com)

J Pepper Frazier Real Estate

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O: 508-228-3202

On Tue, Nov 28, 2023 at 5:03 PM Drew Williams <drew@g9digital.com> wrote:

we added Community Impact Fee Tax checkbox on rentals, and on create / edit lease.

This is a test(deactivated) lease:

[https://jpfco.remplatform.com/index.php?section=leases&action=lease\\_edit&lease\\_id=78001](https://jpfco.remplatform.com/index.php?section=leases&action=lease_edit&lease_id=78001)

Please let us know if this will needed to be included with Tax Reports.

Regards

Drew

### Lease Details Video Tutorial

**Owner Details**  
**Name:** Michael Suby (#3562)  
**Address:** 16861 Livorno Drive , Pacific Palisades CA 90272  
**Rental:** 27 Ellens Way (#3499)

**Tenant Details**  
**Name:** Mr. & Mrs. Andrew Williams (#1703)  
**Address:** 967 West St , Carlisle MA 01741

**Select Property\*:** 27 Ellens Way   
**Select Tenant\*:** Andrew Williams

**Arrival Date:** 06/29/2024  **Departure Date:** 07/06/2024  Add Tenant +

<b>Rental Amount:</b> \$50,000.00	<b>Sec. Deposit:</b> \$5,000.00	<b>Select Agent:</b> J Pepper Frazier II
<b>Service Fee:</b> \$50	<b>Other Chg.:</b> 0	<b>Co-Office:</b> -
<b>MA Short Term Rental Tax:</b> \$2,853.00	<b>Local Option Room Excise Tax (6%):</b> \$3,003.00	<b>Commission %:</b> 15 OR <b>Commission \$:</b> <input type="text"/>
<b>Community Impact Fee Tax:</b> \$1,502.00 <input type="checkbox"/> No Tax		<b>Total Comm.:</b> \$7,500.00

**Total:** \$62,408.00

<b>Description:</b> First Payment (Fees Added)	<b>\$ Due:</b> \$25,050.00	<b>Due Date:</b> 12/12/2023	<b>Sec. Dep. Held by:</b> <input type="radio"/> Owner <input checked="" type="radio"/> Office
<b>Description:</b> Final Payment	<b>\$ Due:</b> \$25,000.00	<b>Due Date:</b> 04/30/2024	<b>Sec. Dep Paid to:</b> J Pepper Frazier Company
<b>Description:</b> Security Deposit	<b>\$ Due:</b> \$5,000.00	<b>Due Date:</b> 04/30/2024	<b>Sec. Return Due:</b> 09/04/2024 <input type="text"/> <b>Sent:</b> <input type="text"/>
<b>Description:</b> MA Short Term Rental Tax (5.7%)	<b>\$ Due:</b> \$2,853.00	<b>Due Date:</b> 04/30/2024	
<b>Description:</b> Local Option Room Excise Tax (6%)	<b>\$ Due:</b> \$3,003.00	<b>Due Date:</b> 04/30/2024	
<b>Description:</b> Community Impact Fee Tax (3%)	<b>\$ Due:</b> \$1,502.00	<b>Due Date:</b> 04/30/2024	
<b>Description:</b> <input type="text"/>	<b>\$ Due:</b> 0	<b>Due Date:</b> <input type="text"/>	

JPFco REM Platform    DASHBOARD    MANAGEMENT    RENTALS    LISTINGS    WELCOME admin

Search | Leases | Houses | Tenants | Owners | Emails | PDF

REM / RENTALS / 27 ELLENS WAY / EDIT

Overview    **Edit**    Amenities    Photos    Rates & Dates    Contracts    Letters    Owner

### House Details

Property Code: 3499  
Last Updated: Nov 28, 2023  
Updated By: admin 11/28/2023 2:10 pm

House is active and listed on website     Co-Broke House  
 Nashaquisset Filter     32 day tax free  
 JPFCO Exclusive     2 week tax free  
 First Floor Bedroom     Community Impact Fee Tax

Custom Lease: [Select File...](#)

Property Certificate Number:

STR Registration #:

Property Owner:     Select Agent:

Property Address:     Views:  Waterfront  Walk to water  
 Waterview  Water

House Name:

Property Location:     Other Views:

Map coordinates: 41.746600142614 -78.10006744496714    Dist. to Town:     Dist. to Beach:

REM / LEASES / ADD NEW LEASE

### Lease Details

[Video Tutorial](#)

**Owner Details**  
 Name: Michael Suby (#3562)  
 Address: 16861 Livorno Drive , Pacific Palisades CA 90272  
 Rental: 27 Ellens Way (#3499)

Select Property\*:     Select Tenant\*:

Arrival Date:     Departure Date:     [Add Tenant +](#)

Rental Amount:     Sec. Deposit:     Select Agent:   
 Service Fee:     Other Chg.:     Co-Office:   
 MA Short Term Rental Tax:     Local Option Room Excise Tax (6):     Commission %:     OR Commission \$:   
 Community Impact Fee Tax:     Total Comm.:   
 No Tax

Total:

Description:     \$ Due:     Due Date:     Sec. Dep. Held by:  Owner  Office  
 Sec. Dep Paid to:     Sec. Return Due:     Sent:

Total 0  
The final payment is due by

Drew Williams

Q9 Digital | 305-395-0230 | [drew@q9digital.com](mailto:drew@q9digital.com)

**From:** Ashelee Gasbarro <[office@jpfco.com](mailto:office@jpfco.com)>

**Sent:** Thursday, November 16, 2023 3:15 PM

**To:** Drew Williams <[drew@q9digital.com](mailto:drew@q9digital.com)>

**Subject:** new 3% TAX

Hi Drew,

Some Homeowners (Owners with 2+ rental houses) will now have to pay an additional 3% community impact fee tax, the timing of which is still being debated.

But we know it is going to happen, therefore, we need a new checkbox and lease field to accommodate this. Note, we will need the ability to manually overwrite during this debate time.

Please add a new checkbox labeled "Community Impact Fee Tax" near its checkbox friends in the house details screen;

[https://jpfco.remplatfom.com/index.php?section=rentals&action=rental\\_edit&rental\\_id=3499](https://jpfco.remplatfom.com/index.php?section=rentals&action=rental_edit&rental_id=3499)

Overview Edit Amenities Photos Rates & Dates Contracts Letters C

### House Details

House is active and listed on website

Nashaquisset Filter  Co-Broke House

JPFCO Exclusive  32 day tax free

First Floor Bedroom  2 week tax free

Property Owner: Michael Suby

Property Address: 27 Ellens Way

Custom Lease: Property Certifica

STR Registration

Select Agent:

Views:

Then, if this box is checked in the house screen, please add/activate another tax box field to show in applicable leases near its other tax box friends that will auto calculate an additional 3% tax.

[https://jpfco.remplatfom.com/index.php?section=leases&action=lease\\_edit&lease\\_id=77946](https://jpfco.remplatfom.com/index.php?section=leases&action=lease_edit&lease_id=77946)

Arrival Date: 09/09/2024 Departure Date: 09/18/2024

Rental Amount: 9,000 Sec. Deposit: 900

Service Fee: \$50 Other Chg.: 450

MA Short Term Rental Tax: 542 Local Option Room Excise Tax (6): 570

No Tax

Total: 11,512

Description: First Payment (Fees Added) \$ Due: 3,050 Due Date: 11/30/2023

Taxachusetts

### Ashelee Gasbarro

Office Manager [www.jpfco.com](http://www.jpfco.com)

J Pepper Frazier Real Estate

19 Centre Street, Nantucket MA. 02554



O: 508-228-3202