

COMMONWEALTH OF MASSACHUSETTS
TRIAL COURT

PLYMOUTH, SS.

HOUSING COURT DEPARTMENT
METRO SOUTH DIVISION

DOCKET # 24 SP 1628

Marina Bay Residences LLC

Plaintiff

V.

Naguib, Abouelkhier, + Fernandez De Villanencio Frommer

Defendant

AGREEMENT

IT IS HEREBY AGREED BETWEEN THE ABOVE NAMED PARTIES THE FOLLOWING:

- ① Defendants shall vacate the subject premises by no later than 10/15/2024, leaving same broom clean (reasonable wear and tear excepted), free of personal property and occupants, with keys left on kitchen counter. Any items remaining may be discarded by Plaintiff. While no rent/use and occupancy due through 10/15/2024, claim for same not waived as per P.2 below.
- ② Neither party waives any rights or claims related to the lease, or any other matter/claim including, but not limited to claims in the Norfolk Superior Court between the parties. This Agreement solely deals with possession. Parties do waive stays of judgment and execution for possession as provided herein.
- ③ If Defendants fail to vacate by 10/15/2024, Judgment for possession only shall enter 10/16/2024 and Plaintiff shall be entitled to an execution for possession.
- ④ Ahmed Naguib + Dany Abouelkhier were defaulted, but no action will be taken and case to similarly be dismissed with only possession judgment on 10/16/2024 if parties fail to vacate as agreed. Parties signing this agreement confirm Ahmed Naguib will also vacate as when agreed herein. Default as to Dany Abouelkhier and Ahmed Naguib is vacated.

- ⑤ Upon vacating/compliance, case is dismissed.
- ⑥ This Agreement shall not constitute an admission of wrongdoing or finding of any fault.

THE ABOVE IS AN AGREEMENT WHICH PLACES THE PARTIES UNDER THE RESTRAINT OR A DIRECT ORDER OF THE COURT, THAT THEY DO OR REFRAIN FROM DOING THE PARTICULAR ACTS STATED HEREIN. ANY VIOLATION OF THIS AGREEMENT CAN RESULT IN CONTEMPT, AS THE DOCUMENT IN QUESTION IS INTENDED TO OPERATE AS AN INJUNCTION.

I UNDERSTAND THAT I DO NOT HAVE TO SIGN THIS AGREEMENT, AND THAT I HAVE THE RIGHT TO GO IN FRONT OF A JUDGE FOR A DECISION IN THIS CASE. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT VOLUNTARILY. I UNDERSTAND THE TERMS OF THE AGREEMENT, AND I AGREE THAT THE TERMS ARE FAIR AND REASONABLE. I ALSO ACKNOWLEDGE THAT I HAVE HAD THE OPPORTUNITY TO ASK QUESTIONS AND TO DISCUSS THE TERMS OF THE AGREEMENT WITH A HOUSING SPECIALIST.

Plaintiff(s) Initials XD XAS Defendant(s) Initials X /S/ AN
 ONCE APPROVED BY A JUDGE, THIS AGREEMENT BECOMES A COURT ORDER AND ALL PARTIES ARE LEGALLY REQUIRED TO FOLLOW IT.
 (If questions arise, please consult the Housing Specialist at 508-897-2900).

Signed and dated by Plaintiff
 Phone #: _____

Ted Papadopoulos
 Plaintiff's Attorney
 BBO# 671506

SO ORDERED:

First Justice/Associate Justice

8/6/2024

Signed and dated by Defendant S
 Phone #: _____

/s/ Ahmed Naguib
 Defendant Ahmed Naguib
8/6/2024 via telephone

8/6/2024
 Housing Specialist and date

Interpreted in: _____ Name: _____



HOUSING COURT
DEPARTMENT

ADDENDUM TO DISPUTE RESOLUTION

HOUSING COURT DIVISION

METRO SOUTH HOUSING COURT

DOCKET NUMBER

24SP1628

REVIEW OF AGREEMENTS

The attached agreement, dated 8/6/2024, was filed and was not prepared with the assistance of a Housing Specialist. Upon filing, it has been reviewed by a Housing Specialist or Clerk on 8/6/2024.

After review, the following affirmation and acknowledgment by the parties is included in the attached agreement and incorporated therein:

I UNDERSTAND THAT I DO NOT HAVE TO SIGN THIS AGREEMENT, AND THAT I HAVE THE RIGHT TO GO IN FRONT OF A JUDGE FOR A DECISION IN THIS CASE. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT VOLUNTARILY. I UNDERSTAND THE TERMS OF THE AGREEMENT, AND I AGREE THAT THE TERMS ARE FAIR AND REASONABLE.

Initial(s) of self-represented party(ies):

Plaintiff(s):

(eSigned with approval, HSD or Clerk)

Defendant(s):

(eSigned with approval, HSD or Clerk)

☒ The ☒ plaintiff(s) ☐ defendant(s) was/were represented by counsel at the time of this agreement.

☐ The parties were represented by counsel at the time of this agreement.

Endorsed by HSD or Clerk: KM