Name of Person Reporting:	William M. Straus
Current Home Address:	[redacted]
Home Phone:	[redacted]
Office Phone:	617 722-2400
Fax Number:	N/A
Office Email:	william.straus@mahouse.gov
Name of spouse residing in household:	[redacted]
Name of child(ren) residing in household:	[redacted]

2. Filer is a Candidate for the office of State Representative.

3: Positions Held

This question indicates the reason you are required to file a Statement of Financial Interests and must be completed. Identify each position you held in 2012 or now hold as a PUBLIC OFFICIAL or DESIGNATED PUBLIC EMPLOYEE and report the AMOUNT of INCOME, by category, derived from each position in 2012. If you did not earn any INCOME in any such position in 2012, complete the question, but check the “Income Not Applicable” box.

	Agency in which you serve(d)	Position Held	Dates of Employment	Income
1.	House of Representatives	State Representative	1/2/1993 - Present	$60,001 to 100,000

4: Other Government Position(s)

Identify any other government position(s) held in 2012 by you and/or an IMMEDIATE FAMILY member (spouse or dependent child) in any federal, state, county, district or municipal agency, whether compensated or uncompensated, full- or part-time. Please review the Instructions which detail the information that should be disclosed.

FILER reported no other government positions.

5: Employment and Other Associations with Businesses and Non-Governmental Entities (Including Non-Profit Organizations)

Identify each BUSINESS with which you and/or an IMMEDIATE FAMILY member (spouse or dependent child) were associated in 2012 as an employee, or as a partner, sole proprietor, officer, director, or in any similar managerial capacity, whether compensated or uncompensated, full- or part-time.

	Name and Address of Business	Position Held	Filer or Immediate Family Member	Gross Income (Filer Only)
1.	WLM Associates c/o [redacted] PO Box 217 Rochester VT 05767	Partner	Filer	$60,001 to 100,000
2.	William Straus 15 Hamilton Street New Bedford MA 02740	Attorney	Filer	$20,001 to 40,000
3.	Lifestream, Inc PO Box 50487	Director	Spouse	N/A

[redacted]

	New Bedford MA 02740			
4.	Boston University Law School Commonwealth Avenue Boston MA 00000	Adjunct Faculty	Filer	$1,001 to 5,000
5.	[redacted]	Attorney	Spouse	N/A

6: Business Ownership/Equity

Identify any BUSINESS in which you and/or an IMMEDIATE FAMILY member owned more than 1% of the EQUITY at any time during 2012.

	Name of Business	Address of Business	Precent Owned (Filer Only)
1.	Manheim Associates	c/o Alan Hammer 101 Eisenhower Pkwy Roseland NJ 00000	0.5511
2.	Pik-Sum Associates LP	1 Sandalwood Dr Livingston NJ 00000	1.2407
3.	Lehigh Plaza Associates	101 Eisenhower Pky Roseland NJ 07068	0.8049
4.	WLM Associates	624 Park Ave, #4D Hoboken NJ 07030	33
5.	Rochelle Park Assoc	624 Park Ave Hoboken NJ 00000	16.5
6.	William Straus, Atty	15 Hamilton Street New Bedford MA 02740	100
7.	Sharon Arms Assoc. LLC	c/o Kriegman & Smith 101 Eisenhower Pky Roseland NJ 07068	1

7: Transfer of Ownership/Equity Interests

Identify any EQUITY in a BUSINESS (reported in Question 5 or 6) which you transferred to any IMMEDIATE FAMILY member at any time during 2012. You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., “Filer and Child(ren),“ “Spouse,“ “Spouse and Child(ren)“ or “Child(ren).“

FILER reported no transfers of business ownership/equity interests.

8: Leaves of Absence

Identify any BUSINESS with which you (<u>not</u> an IMMEDIATE FAMILY member) were previously associated and with which you had an understanding at any time during 2012 regarding employment at any future time.

FILER reported no leaves of absence.

9: Gifts

[redacted]

Identify any GIFTS received by you and/or an IMMEDIATE FAMILY member at any time during 2012.

FILER reported no gifts.

10: Honoraria

Identify any HONORARIUM received by you and/or an IMMEDIATE FAMILY member at any time during 2012.

FILER reported no honoraria.

11: Reimbursements

Identify any REIMBURSEMENTS received by you and/or an IMMEDIATE FAMILY member at any time during 2012.

FILER reported no reimbursements.

12: State or Local Government Securities

Identify each SECURITY issued by the Commonwealth or any public agency thereof or county or municipality located in the Commonwealth, owned by you and/or an IMMEDIATE FAMILY member with a fair market value in excess of $1,000, as of December 31, 2012, and report any INCOME received by you at any time from such security in 2012, if such INCOME was in excess of $1,000. Please be aware that state employees who own state bonds and county employees who own county bonds may need to file a disclosure of such ownership with the Commission, in addition to disclosure of such ownership here. Please review the Instructions for more information.

	Name of Issuer	Description of Security	Income (Filer Only)
1.	Commonwealth of Massachusetts	Bond	N/A

13: Securities and Investments

Identify each SECURITY or other INVESTMENT, including the Commonwealth's U-Fund, with a fair market value in excess of $1,000, beneficially owned by you and/or an IMMEDIATE FAMILY member as of December 31, 2012. To report SECURITIES and INVESTMENTS held in trust, see Questions 14-21. Any INCOME received by you at any time during 2012 in excess of $1,000 from SECURITIES issued by the Commonwealth or any public agency thereof or county or municipality located in the Commonwealth should be reported in Question 12.

	Name of Issuer	Description of Security	Principal Place of Business or State of Incorporation	Owner (Filer or Immediate Family Member)
1.	Vail Resorts	Common Stock	Not Applicable (use in Q13 only)	Child(ren)
2.	Alliance Bernstein Int'l Growth Fund A	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
3.	American Century Growth Fund	Mutual Fund	Not Applicable (use in Q13 only)	Child(ren)
4.	American Century Ultra Fund	Mutual Fund	Not Applicable (use in Q13 only)	Child(ren)
5.	American Funds Amcap Fund Cl A	Mutual Fund	Not Applicable (use in Q13 only)	Spouse

[redacted]

6.	American Funds Investment Co. Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
7.	American Funds New Perspective Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
8.	American Funds Smallcap Cl A	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
9.	American Funds Smallcap World Fund	Mutual Fund	Not Applicable (use in Q13 only)	Filer
10.	American Funds Wash Mutual	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
11.	American Funds: Fundamental Investors	Mutual Fund	Not Applicable (use in Q13 only)	Filer
12.	American Investors: Capital World G&I	Mutual Fund	Not Applicable (use in Q13 only)	Filer
13.	Capital One	Common Stock	Not Applicable (use in Q13 only)	Filer
14.	Capital World G&I Cl A	Mutual Fund	Not Applicable (use in Q13 only)	Filer
15.	Eaton Vance Gr. China Growth	Mutual Fund	Not Applicable (use in Q13 only)	Filer
16.	Fedex	Common Stock	Not Applicable (use in Q13 only)	Filer
17.	Fidelity Asset Manager Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
18.	Fidelity Equity Dividend Income Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
19.	Fidelity Tax Exempt MMT	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
20.	Fundamental Investors Cl A	Mutual Fund	Not Applicable (use in Q13 only)	Filer
21.	Iberdrola S.A.	Common Stock	Not Applicable (use in Q13 only)	Filer and Child(ren)
22.	Microsoft	Common Stock	Not Applicable (use in Q13 only)	Filer and Child(ren)
23.	Microsoft	Common Stock	Not Applicable (use in Q13 only)	Spouse
24.	North Fork Bancorp.	Common Stock	Not Applicable (use in Q13 only)	Filer
25.	Nuveen Municipal Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
26.	Oakmark Equity & Income Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
27.	Patterson Energy Co.	Common Stock	Not Applicable (use in Q13 only)	Filer
28.	Pepsico	Common Stock	Not Applicable (use in Q13 only)	Filer

29.	Pinacle West	Common Stock	Not Applicable (use in Q13 only)	Filer
30.	Proctor & Gamble	Common Stock	Not Applicable (use in Q13 only)	Child(ren)
31.	RMA Tax Free Money Market Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
32.	Stifel Bank & Trust	Cash	Missouri	Child(ren)
33.	Sysco Corp	Common Stock	Not Applicable (use in Q13 only)	Filer
34.	U.S. Goverment	Bond	Not Applicable (use in Q13 only)	Child(ren)
35.	U.S. Treasury	Bond	Not Applicable (use in Q13 only)	Filer
36.	Vanguard Growth & Income	Mutual Fund	Not Applicable (use in Q13 only)	Filer
37.	Vanguard High Yield Tax Exempt	Mutual Fund	Not Applicable (use in Q13 only)	Filer
38.	Vanguard Index 500 Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
39.	Vanguard Insured LT Tax Exempt	Mutual Fund	Not Applicable (use in Q13 only)	Filer
40.	Vanguard MA Tax Exempt Fund	Mutual Fund	Not Applicable (use in Q13 only)	Filer
41.	Vanguard Munic. Hi-Yield Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
42.	Vanguard Municipal Long Term	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
43.	Vanguard Tax Exempt MM	Mutual Fund	Not Applicable (use in Q13 only)	Filer
44.	Vanguard Wellesley Fund	Mutual Fund	Not Applicable (use in Q13 only)	Spouse
45.	Verizon Communications	Common Stock	Not Applicable (use in Q13 only)	Child(ren)
46.	Walt Disney	Common Stock	Not Applicable (use in Q13 only)	Filer and Child(ren)

14: Business and Charitable Trusts

If you and/or an IMMEDIATE FAMILY member had a beneficial ownership interest or served as a trustee of a BUSINESS or CHARITABLE TRUST as of December 31, 2012, you need to answer this question. You are not required to disclose the address of the BUSINESS or CHARITABLE TRUST if it is the same as your current home address. Where applicable, you should answer this portion of the question with “Home Address.” Please review the Instructions which detail the information that should be disclosed.

FILER reported no business or charitable trusts.

15: Business and Charitable Trust Assets

Report all securities and other investments, with a fair market value in excess of $1,000, held in a BUSINESS or CHARITABLE

TRUST(S) and beneficially owned by you and/or an IMMEDIATE FAMILY member as of December 31, 2012. You are not required to disclose the address of a property held in the BUSINESS or CHARITABLE TRUST(S) if it is the same as your current home address. Where applicable, you should answer this portion of the question with "Home Address." Please review the Instructions which detail the information that should be disclosed.

FILER reported no business or charitable trust holdings.

16: Family Trust Assets

Report all SECURITIES and other INVESTMENTS, with a fair market value in excess of $1,000, held in a FAMILY TRUST and beneficially owned by you and/or an IMMEDIATE FAMILY member as of December 31, 2012. If your home is held in a FAMILY TRUST, report details on the property in Question 22 if it is located in Massachusetts. You are not required to disclose your current home address. Where applicable, you should answer this portion of the question with "Home Address." Please review the Instructions which detail the information that should be disclosed.

	Beneficiaries	Name of Issuer	Description of Security	Address of Real Estate Held in the Trust
1.	Child(ren)	3M	Common Stock	NA
2.	Child(ren)	Alliance Bernstein Int'l Growth Fund A	Mutual Fund	NA
3.	Child(ren)	American Funds: Capital World G&I	Mutual Fund	NA
4.	Child(ren)	American Funds: Fundamental Investors	Mutual Fund	NA
5.	Child(ren)	Bank of America	Common Stock	NA
6.	Child(ren)	Bristol Myers Squibb	Common Stock	NA
7.	Child(ren)	Capital World G&I Cl A	Mutual Fund	NA
8.	Child(ren)	Comm. of Mass.	Bond	NA
9.	Child(ren)	Consolidated Edison Inc.	Common Stock	NA
10.	Child(ren)	Duke Energy Corp.	Common Stock	NA
11.	Child(ren)	Fedex	Common Stock	NA
12.	Child(ren)	Fidelity Balanced	Mutual Fund	NA
13.	Child(ren)	Fidelity Diversified Int'l Fund	Mutual Fund	NA
14.	Child(ren)	Fidelity Dividend Growth	Mutual Fund	NA
15.	Child(ren)	Fidelity Export-Multinational	Mutual Fund	NA
16.	Child(ren)	Fidelity Ginnie Mae	Mutual Fund	NA
17.	Child(ren)	Fidelity Mass Muni Income	Mutual Fund	NA
18.	Child(ren)	Fidelity Mass Munic MM	Mutual Fund	NA
19.	Child(ren)	Fidelity Mid Cap Stock	Mutual Fund	NA
20.	Child(ren)	Fidelity Strategic Income	Mutual Fund	NA
21.	Child(ren)	Frontier Communications Corp.	Common Stock	NA
22.	Child(ren)	Fundamental Investors Cl A	Mutual Fund	NA

[redacted]

23.	Child(ren)	General Electric	Common Stock	NA
24.	Child(ren)	Google	Common Stock	NA
25.	Child(ren)	Growth Fund America Inc	Mutual Fund	NA
26.	Child(ren)	Hartford Finan. Services Group	Common Stock	NA
27.	Child(ren)	Heinz HJ Company	Common Stock	NA
28.	Child(ren)	Host Hotels & Resorts	Common Stock	NA
29.	Child(ren)	Investment Co. of America CL A	Mutual Fund	NA
30.	Child(ren)	Ishares S&P Global Health Care ETF	Mutual Fund	NA
31.	Child(ren)	ITT Corp	Common Stock	NA
32.	Child(ren)	Johnson & Johnson	Common Stock	NA
33.	Child(ren)	Mass. Water Resources Auth	Bond	NA
34.	Child(ren)	McDonalds Corp.	Common Stock	NA
35.	Child(ren)	Microsoft	Common Stock	NA
36.	Child(ren)	Midas Inc.	Common Stock	NA
37.	Child(ren)	Morgan Stanley Dean Witter Discover & Co	Bond	NA
38.	Child(ren)	New Perspective Fund Inc	Mutual Fund	NA
39.	Child(ren)	New York City, NY	Bond	NA
40.	Child(ren)	Pepsico Inc	Common Stock	NA
41.	Child(ren)	Proctor & Gamble	Common Stock	NA
42.	Child(ren)	S&P Global Healthcare Sector Index Fd	Mutual Fund	NA
43.	Child(ren)	Smallcap World Fd Inc. CL A	Mutual Fund	NA
44.	Child(ren)	Sprint/Nextel	Common Stock	NA
45.	Child(ren)	Starwood Hotels	Common Stock	NA
46.	Child(ren)	Teva Pharmaceutical	Common Stock	NA
47.	Child(ren)	Town of Dracut, MA	Bond	NA
48.	Child(ren)	Town of Westford	Bond	NA
49.	Child(ren)	U.S. Treasury	Bond	NA
50.	Child(ren)	United Parcel Service Cl B	Common Stock	NA
51.	Child(ren)	Vanguard Index 500	Mutual Fund	NA
52.	Child(ren)	Verizon Communications	Common Stock	NA
53.	Child(ren)	Washington Mutual Invs FD Inc. CL A	Mutual Fund	NA
54.	Child(ren)	Xylem Inc.	Common Stock	NA

17: Realty Trusts

If you and/or an IMMEDIATE FAMILY member had a beneficial ownership interest or served as a trustee of a REALTY TRUST as of December 31, 2012, you need to answer this question. You are not required to disclose the address of the REALTY TRUST if it is the same as your current home address. Where applicable, you should answer this portion of the question with "Home Address." Please review the Instructions which detail the information that should be disclosed.

	Name,Date and Address of Trust	Name of Grantor(s)	Name of Trustee(s)	Beneficiaries	Percentage of Equity Owned (Filer Only)
1.	Crane Crest Trust Date: 12/ 15/ 1963 PO Box 8302 Coral Springs 10 00000	Frank Newth	Crane Gladding	spouse	0

18: Realty Trust: Real Property Assets

Report all real property held in a REALTY TRUST and beneficially owned by you and/or an IMMEDIATE FAMILY member as of December 31, 2012. You are not required to disclose the address of the REALTY TRUST if it is the same as your current home address. Where applicable, you should answer this portion of the question "Home Address." Please review the Instructions which detail the information that should be disclosed.

	Name of Trust	Address of Property Held in Trust	Description of Property Held in Trust	Assessed Value and Net Income	Record Owner(s) (Name(s) on Deed)
1.	Crane Crest Trust	1850 South Ocean Blvd Pompano Beach FL 33062	Rental Property	Assessed Value: N/A Net Income: N/A	Crane Crest Trust

19: Business, Charitable and Realty Trusts: Mortgage Obligations

Report all mortgages, including home equity and reverse mortgage loans, as of December 31, 2012, on any property held in a BUSINESS, CHARITABLE or REALTY TRUST and disclosed in response to Question 15 and/or 18. You are not required to disclose the address of a BUSINESS, CHARITABLE or REALTY TRUST if it is the same as your current home address. Where applicable, you should answer this portion of the question "Home Address." Please review the Instructions which detail the information that should be disclosed.

FILER reported no realty trust mortgage obligations.

20: Business, Charitable, Family and Realty Trusts: Purchases/Transfers of Property in Massachusetts Only

Report all purchases by and/or transfers to any BUSINESS, CHARITABLE, FAMILY and/or REALTY TRUST of property located in Massachusetts which occurred at any time during 2012.

FILER reported no purchase/transfers of realty trust property in Massachusetts.

21: Business, Charitable, Family and Realty Trusts: Sales/Transfers of Property in Massachusetts Only

Report all sales and/or transfers by any BUSINESS, CHARITABLE, FAMILY and/or REALTY TRUST of property located in Massachusetts which occurred at any time during 2012. You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., "Filer and Child(ren)," "Spouse," "Spouse and Child(ren)" or "Child(ren)."

FILER reported no sale/transfers of realty trust property in Massachusetts.

22: Real Property Owned in Massachusetts

Identify any real property in Massachusetts with an assessed value in excess of $1,000, in which you and/or an IMMEDIATE FAMILY member held an interest as of December 31, 2012. EXCLUDE: Out-of-state property or property located in Massachusetts held for business or rental purposes. You are not required to disclose your current home address. Where applicable, you should answer this portion of the question with "Home Address." You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., "Filer and Child(ren)," "Spouse," "Spouse and Child(ren)" or "Child(ren)."

	Address of Property	Description of Property	Person(s) Holding Interest	Assessed Value (Filer Only)
1.	[redacted]	Primary Residence	Filer and Spouse	$100,000 or more

23: Business, Investment and Rental Properties

Identify any real property with an assessed value in excess of $1,000 as of December 31, 2012, regardless of location, including time-sharing arrangements, held for business, investment or rental purposes, in which you and/or an IMMEDIATE FAMILY member had a direct or indirect interest. Property held in a REALTY TRUST should be reported in Question 18. EXCLUDE: Properties held primarily for personal or family use. You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., "Filer and Child(ren)," "Spouse," "Spouse and
Child(ren)" or "Child(ren)."

	Address of Property	Description of Property	Person(s) Holding Interest	Assessed Value and Net Income (Filer Only)
1.	445 Hillsdale Ave Hillsdale NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$20,001 to 40,000
2.	451 Hillsdale Ave Hillsdale NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$5,001 to 10,000
3.	US Post Office Rochelle Avenue Rochelle Park NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:Less than $1,001
4.	US Post Office 364 Richmond Ave Staten Island NY 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$20,001 to 40,000
5.	Lancaster Shopping Center Inter Rts 30 & 501 Lancaster PA 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$1,001 to 5,000
6.	US Post Office 311 North Avenue Dunnellen NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$20,001 to 40,000

[redacted]

7.	US Post Office Neptune Avenue Neptune NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$1,001 to 5,000
8.	US Post Office 108 W. Wayne Avenue Wayne PA 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$10,001 to 20,000
9.	US Post Office 3251 Emerald St Philadelphia PA 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$5,001 to 10,000
10.	US Post Office 641 Boulevard Kenilworth NJ 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$1,001 to 5,000
11.	Pickering Run Apts 800 Kimberton Rd Phoenixville PA 00000	Rental Property	Filer	Assessed Value:$100,000 or more Net Income:Less than $1,001
12.	Locust Garden Apts 20 Locust Drive Summit NJ 00000	Rental Property	Filer	Assessed Value:$100,000 or more Net Income:Less than $1,001
13.	Lehigh Plaza 2104 West Gate Dr Bethlehem PA 00000	Commercial	Filer	Assessed Value:$100,000 or more Net Income:$1,001 to 5,000
14.	Sharon Arms 55 Sharon Road Robinsville NJ 00000	Rental Property	Filer	Assessed Value:$20,001 to 40,000 Net Income:$5,001 to 10,000
15.	US Post Office 54 Main Street Woodbridge NJ 00000	Commercial	Filer	Assessed Value:$40,001 to 60,000 Net Income:Less than $1,001
16.	281 Liberty Street Bloomfield NJ 07003	Commercial	Filer	Assessed Value:$100,000 or more Net Income:Less than $1,001

24: Real Property Purchases

Identify any real property located in Massachusetts which was purchased by or otherwise transferred to you and/or an IMMEDIATE FAMILY member at any time during 2012. Purchases of property held in a BUSINESS, CHARITABLE, FAMILY and/or REALTY TRUST should be reported in Question 20. You are not required to disclose your current home address. Where applicable, you should answer this portion of the question with “Home Address.” You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., “Filer and Child(ren),” “Spouse,” “Spouse and Child(ren)” or “Child(ren).”

FILER reported no real property purchases.

[redacted]

25: Real Property Sales

Identify any real property located in Massachusetts which was sold by or otherwise transferred from you and/or an IMMEDIATE FAMILY member at any time during 2012. Sales of real property held in a BUSINESS, CHARITABLE, FAMILY and/or REALTY TRUST should be reported in Question 21. You are not required to disclose the name of your spouse or any dependent child(ren). Where applicable, you should answer this portion of the question by indicating the relationship, e.g., "Filer and Child(ren)," "Spouse," "Spouse and Child(ren)" or "Child(ren)."

FILER reported no real property sales.

26: Mortgage Loan Information

Identify all mortgages, including home equity and reverse mortgage loans, in excess of $1,000, outstanding on December 31, 2012, for which you and/or an IMMEDIATE FAMILY member were obligated. If the mortgage loan was for your current home, exclude the original AMOUNT borrowed or owed. You are not required to disclose your current home address. Where applicable, you should answer this portion of the question with "Home Address." For an IMMEDIATE FAMILY member, do not report the AMOUNTS borrowed and owed.

	Address of Property	Creditor Name and Address	Original Amount Borrowed and Amount Owed	Year Due and Interest Rate
1.	[redacted] Primary Residence [redacted]	HSBC Mortgage Suite 0241 Buffalo NY 14270	Original Amount: N/A Amount Owed: N/A	4.875% 2017
2.	[redacted] Primary Residence [redacted]	Citizens Bank PO Box M Providence RI 02901	Original Amount: N/A Amount Owed: N/A	Floating/Prime 2015

27: Mortgage Receivable Information

Identify any real property located in Massachusetts on which you and/or an IMMEDIATE FAMILY member held a mortgage as of December 31, 2012. Also identify any real property located out-of-state which was held for business or rental purposes on which you and/or an IMMEDIATE FAMILY member held a mortgage as of December 31, 2012. Report the name and address of the mortgagee (the person obligated to you and/or an IMMEDIATE FAMILY member) and the assessed value by category. If the mortgage is held only by an IMMEDIATE FAMILY member, do not report the assessed value of the property. EXCLUDE: Mortgages on out-of-state property if the property is held primarily for personal or family use.

FILER reported no mortgage receivables.

28: Other Creditor Information

Identify each debt, loan or other liability, including mortgage(s), home equity and reverse mortgage loans on property located out-of-state, in excess of $1,000, owed by you and/or an IMMEDIATE FAMILY member as of December 31, 2012. You must report the loan collateral, which is the property assigned to guarantee payment.

EXCLUDE: Any liability of $1,000 or less; installment loans (cars, household effects, etc.); educational loans; medical and dental debts; credit card purchases (other than cash advances); support or alimony obligations; debts owed to a spouse or CLOSE RELATIVE; and debts incurred in the ordinary course of a BUSINESS. Please review the Instructions which detail the information that should be disclosed.

FILER reported no other creditor information.

[redacted]

29: Debts Forgiven

Identify each creditor who at any time during 2012 forgave any indebtedness in excess of $1,000 owed by you and/or an IMMEDIATE FAMILY member. EXCLUDE: Any debts forgiven by a spouse, a CLOSE RELATIVE, or the spouse of a CLOSE RELATIVE.

FILER reported no debts forgiven.

1:	I <u>William M. Straus</u> certify that: • I made a reasonably diligent effort to obtain required information concerning myself and IMMEDIATE FAMILY MEMBER(S); and • The information provided on this form is true and complete, to the best of my knowledge.
	Submitted under the pains and penalties of perjury.(5/ 28/ 2013)

The Following Immediate Family Members declined to disclose information:

The Following are the specific Question(s) for which answers were declined by each Immediate Family Member:

The following are the specific question(s) which I decline to answer in whole or in part, because I assert the information is privileged by law.
The explanation of the basis of your claim of privilege is:

N/A

[redacted]