

AGREEMENT

The undersigned Buyer and Seller agree as follows:

1. The Buyer is the successful bidder at a Foreclosure Sale conducted by the Seller of property known as: **69 Crooked S. Road, Lyndeborough, NH 03082.**
2. The Buyer and Seller acknowledge that the SUCCESSFUL BID was: \$_____.
3. Seller acknowledges receipt of \$5,000.00, which was paid pursuant to the requirements of the Notice of Foreclosure for said property.
4. Said deposit shall be forfeited if Buyer does not pay the remainder of the bid as required by said Notice.
5. Seller shall deliver a Foreclosure Deed to Buyer, and Buyer shall tender the remainder of the bid price to the Seller within forty-five (45) days of the Foreclosure at the Registry of Deed of the County where said property is located, unless both parties agree on a different location for the closing.
6. No representations or warranties of accuracy of Title to said property have been made, and the Seller has no responsibility to cure any defect in the Title.
7. Seller has no responsibility to evict any parties from said property.
8. Seller makes no representations concerning mechanic's or materialmen's liens, and Buyer shall hold the Seller or any party, harmless from any liens should they exist. Seller makes no representations as to IRS liens, park rent, condo dues, and the Buyer shall be by the property subject to them all.
9. Seller's Representations - Other than as set forth in this Agreement, Seller makes no warranties or representations of whatsoever nature concerning the condition of property or any buildings located thereon, and Buyer understands that he/she they are purchasing the house "as is, where is".
10. In compliance with the requirements of RSA 477:4-a, the following information is provided to the buyer on radon gas and lead paint:
 - a. RADON GAS: Radon gas, the product or decay of radioactive materials in rock may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.
 - b. LEAD PAINT: Before 1977, paint containing lead may be used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.
11. In compliance with the requirements of RSA 477:4-c, the following information is provided regarding the water supply and sewerage disposal systems:
 - a. Water Supply – unknown
 - b. Sewerage Disposal – unknown
 - c. UREA Formaldehyde – unknown

Dated this 23rd day January 2024.

GAUTHIER &
MACMARTIN, PLLC
ATTORNEYS AT LAW
123 ELM ST.
MILFORD, NH 03055
603-673-7220

ST. MARY'S BANK

Seller: _____
By:
Its:

Buyer: _____