

Purchase and Sales Agreement

AGREEMENT made this ____ day of June, 2024, by and between Sun Jensen, LLC, of Nashua, New Hampshire, hereinafter known as Seller, and _____, of _____, hereinafter known as Buyers.

WHEREAS, The Buyers are the successful bidders at a Sale conducted by the Seller of the manufactured home located at 31 Sunrise Trail, Nashua, New Hampshire

WHEREAS, the Seller acknowledges receipt of \$_____, which was paid pursuant to the requirements of the Notice of Sale for said manufactured home,

WHEREAS, the parties are desirous of setting forth their agreement relative to the terms of said purchase and sales.

NOW, THEREFOR, the parties agree as follows:

1. Premises: the premises to be sold is the manufactured home located at 31 Sunrise Trail, Nashua, New Hampshire, the same being a used 1973 Moduline Manufactured Home, Serial No.: 4-2073.
2. Selling Price: The sales price shall be _____, which was the successful bid.
3. Deed: Seller shall prepare at its own cost and expense a good and sufficient quitclaim deed.
4. Closing: The parties agree that the transfer of the title shall take place on or before 30th day following the date of this Agreement, at the Law Offices of Sweeney & Sweeney, PC, at which time Buyers shall tender the remainder of the bid price to the Seller, failing which Buyers rights under this Agreement shall be assigned to the Seller.
5. The property shall be conveyed subject to real estate taxes and all liens having priority over the foreclosed mortgage, all utilities and all outstanding taxes.
6. Buyer shall be responsible for all of the New Hampshire transfer tax assessed on the transaction, including that portion usually paid by the Seller.
7. Buyer acknowledges that Seller makes no warranties whatsoever regarding title to, or condition or possession of the Premises. **THE BUYER ACCEPTS THE PREMISES IN AS-IS CONDITION WITH NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND.**

8. The property may be occupied by the previous owner. Seller shall have no responsibility to evict any parties from said property.
9. 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.
10. Buyer may not enter upon, trespass, make repairs to, or hire any contractors to work on the Premises prior to delivery of the Deed without the express written consent of the Seller.
11. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of both parties. Any assignment of rights under this Agreement by Buyer must be consented to by Seller, which consent shall not be unreasonably withheld, and must be in writing in form and content satisfactory to Seller.
12. Buyer must qualify to purchase the property pursuant to all rules and regulations imposed by Seller.
13. Prior Statements: The parties agree that the within instrument constitutes their agreement, that they have entered into this agreement free from any duress or undue influence, and that neither party is relying on oral statements or representations made by the other party and not included within this instrument .

IN WITNESS WHEREOF, the parties hereto have executed this agreement the date and year first mentioned.

Sun Jensen, LLC

Witness

By: _____
Dan Clark, Authorized Agent

Buyers:

Witness

Witness
