Foreclosure Sale Receipt and Purchase Agreement

Seller: Franklin Savings Bank
387 Central Street
Franklin, New Hampshire

Purchaser: _____
_____
_____

Real Estate: 612-644 Pembroke Street, Pembroke, Merrimack County, New Hampshire

The Seller hereby acknowledges receipt of $50,000.00 from the Purchaser, as a down payment for the purchase of the Real Estate, foreclosed by it on this date (the "Initial Down Payment"), the Purchaser being the highest bidder at the foreclosure auction, with a bid of $_____ . The Purchaser agrees to pay by certified check, bank treasurer's check, or other check satisfactory to the Seller, or by wire transfer to the Seller, the balance of the accepted bid price, $_____, within forty-five calendar days from this date, at which time the Seller will execute and deliver to the Purchaser its foreclosure deed to the Real Estate. Purchaser agrees to pay its proportionate share of any real estate transfer tax imposed in connection with the transaction. In the event the Purchaser fails to pay the balance of the accepted bid price, the Seller, at its option, may consider the Initial Down Payment as liquidated damages for default in this Purchase Agreement.

Purchaser acknowledges receipt of the Public Utility Tariff Disclosure required by NH RSA 477:4-h attached as Exhibit A and agrees that Seller has complied with all requirements of that statute.

This agreement incorporates the terms and conditions contained in the Notice of Mortgagee's Sale dated September 27, 2026, and such other terms and conditions as may be announced by the Seller at the foreclosure auction.

Dated: October ____, 2026

Seller: Franklin Savings Bank

By: _____
Christopher Dickinson,
Senior Vice President

Purchaser: _____

Exhibit A

Public Utility Tariff Disclosure Pursuant to RSA 477:4-h

Real Estate: 612-644 Pembroke Street, Pembroke, Merrimack County, New Hampshire

I. Seller discloses the following information to Purchaser regarding any metered public utility services at the Real Estate that Purchaser may be responsible for paying as a condition of such utility service:

A) Utility Service is provided under a tariff with unamortized or ongoing charges for energy efficiency or renewable energy improvements pursuant to RSA 371:61: Unknown to Seller.
B) Remaining Term: See above.
C) Amount of Charges: See above.
D) Estimates or Documentation of gross or net energy or fuel savings: See above.