

OFFER TO PURCHASE REAL ESTATE

DATE: January 9, 2021

TO: Alan DiPietro
(SELLER)

The property herein referred to is identified as follows: Parcel 1 as described in a deed recorded with the Worcester Registry of deeds in Book 52462, Page 34 containing 4.071 acres +/-, and as shown on a plan recorded with said Deeds as Plan No. 206 of 1995 and shown on the Bolton Assessor's Map 3.00E-033.

ADDRESS: 110 Teele Road, Bolton, MA

Title Reference: Worcester Registry of Deeds in Book 52462, Page 364.

The undersigned hereby offer to buy said property under the following terms and conditions:

1. PURCHASE PRICE

I/we will pay therefore \$145,000.00, of which

(a) 1,000.00, is paid herewith as a deposit to bind this offer

(b) \$ 13,500.00, is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below;

(c) \$130,500.00, is to be paid at the time of delivery of the deed;

(d) \$145,000.00, Total Purchase Price

2. ACCEPTANCE

This offer is good until 5:00 P.M. on January 12, 2021 at or before which time a copy shall be signed by you, the Seller(s) signifying acceptance of this Offer, and returned to the Buyer. Otherwise this Offer shall be considered rejected and the deposit will be returned to the Buyer.

3. PURCHASE AND SALE AGREEMENT

The parties will, on or before 5:00 P.M. on January 19, 2021 execute a mutually satisfactory Purchase and Sale Agreement which, when executed, shall be the agreement between the parties, and shall supercede this offer.

4. CLOSING

A good and sufficient Quitclaim Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 P.M. on the fortieth (40th) day following the issuance of a building permit by the Bolton Building Department (and possibly Stowe Building Department at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing. **Time is of the essence in this Agreement.**

5. DUE DILIGENCE

Buyer's performance is contingent upon the following: 1. A satisfactory perc test for a 4 bedroom home on the property; issuance from the Town of Bolton Building Department of a special permit for water resource; confirmation from the Town of Bolton Building Department that the variance issued to the seller in 2016 has not expired; a satisfactory perc test for a septic system to service a 4 bedroom home; a satisfactory well water test sufficient to service a 4 bedroom; and confirmation from the Bolton Conservation Commission that the environmental

violations described in Worcester Superior court Docket No. 1785CV00789 have been satisfactorily resolved; and subject to the title to the property being good and marketable with all liens paid in full either prior to or at the closing. If the Buyer is not satisfied with the results of such inspection(s), or if Buyer fails to obtain a building permit, or if any of the above conditions cannot be satisfied to Buyer's satisfaction, this Offer may be terminated by the Buyer by notifying the Seller(s) in writing, by said date, whereupon the binder paid hereunder will be returned to the Buyer. *All costs associated with obtaining permits/variance, perc tests, well water testing, and environmental remediation, shall be paid for by the Seller.*

6. FINANCING

This Offer is subject to the Buyer obtaining a Construction/commercial Mortgage commitment for up to a \$600,000.00 at the current interest rates, point, and terms by March 26, 2021. If the Buyer is unable to obtain the above-mentioned mortgage, he will notify the Seller in writing, on or before said date, whereupon the deposit to be paid under the Purchase and Sale Agreement will be returned to the Buyer and all parties discharged.

7. The initialed riders, if any, hereto are incorporated herein by reference.

Additional terms and conditions, if any:

NOTICE: THIS IS A LEGAL DOCUMENT THAT CREATES BINDING OBLIGATIONS. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.

WITNESS my/our hand(s) and seal(s) as of the above date.

Don Daley
(BUYER)

Elizabeth Marquis
(BUYER)

41 Wilkins Street
(ADDRESS) Hudson, MA
01749

41 Wilkins Street
(ADDRESS) Hudson, MA
01749

THIS OFFER is hereby accepted and is acknowledged by my/our receipt from _____ of the sum of \$ _____ in (check one) cash _____ check _____ (subject to collection) as binder under the terms and conditions of above Offer on _____, 2021.

(SELLER)

(SELLER)

(ADDRESS)

(ADDRESS)