

**MEMORANDUM OF SALE AT PUBLIC AUCTION**

I hereby acknowledge that I have this day submitted the successful bid at public auction for the title of the Town of Agawam in and to that certain parcel of land described as follows:

Description

The purchase price of the property is \_\_\_\_\_ Dollars, which is defined as follows:

High bid	\$ _____	PLUS
Deed recording fee	\$125.00	PLUS
Buyer's premium (10% of bid)	\$ _____	PLUS
Pro forma tax	\$ _____	

**PURCHASE PRICE:** \$ \_\_\_\_\_

**\*\*\*Pro forma calculation example:**

<b>Current Tax Rate</b>	<b>x</b>	<b>High Bid</b>	<b>= Tax</b>
<b>\$11.74 per 1,000</b>	<b>x</b>	<b>\$55,000</b>	<b>= \$645.70</b>

\*Pro forma tax is required pursuant to MGL c. 44, §63A to be paid for the days remaining in the fiscal year after the date of the deed, plus the next succeeding fiscal year.

With this Memorandum I have paid to the Treasurer of the Town of Agawam the sum of Five Thousand Dollars (\$5,000.00) as a deposit. Additionally, the remaining balance of the deposit in the sum of \_\_\_\_\_ (\$\_\_\_\_\_), representing 10% of the purchase price, shall be paid to the Treasurer within five (5) business days of the auction sale.

The balance of the purchase price as defined above, \_\_\_\_\_ (\$\_\_\_\_\_), I do hereby agree to pay, in such form as the Treasurer may require, on or before forty-five days from the date of the auction (March 21, 2008). My failure to tender such payment by said date shall void the obligations of the Town to convey the subject title, unless an extension of said payment date is agreed to in writing by the Treasurer, and the aforementioned deposit shall be forfeited to the Town.

Upon full payment of the bid price the Treasurer shall deliver to me a good and sufficient instrument executed pursuant to MGL c. 60, 77B, conveying the title of the Town of Agawam in and to such property.

Executed at the Agawam Public Library on February 6, 2008.

\_\_\_\_\_  
Purchaser

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 6<sup>th</sup> day of February, 2008, before me, the undersigned notary public, personally appeared \_\_\_\_\_ and proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that (he/she) signed it voluntarily for its stated purpose.

\_\_\_\_\_  
Notary Public  
My commission expires: