

TERMS AND CONDITIONS OF SALE

Properties to be sold “as is, where is” to the highest bidder at public auction. Successful bid must approximate fair value of the property.

The Custodian reserves the right to reject any and all bids at the sale or any adjournment thereof which, in her sole discretion, she deems inadequate.

All bids must be submitted with a deposit of \$1,500.00. The deposit must be in the form of cash, certified check, money order or bank check. **NO PERSONAL CHECKS WILL BE ACCEPTED.** The remainder of the purchase price must be paid within thirty (30) days or less by cash, certified check, money order, bank check or attorney IOLTA check. Failure to pay the remainder of the purchase price within thirty (30) days will result in the forfeiture of the deposit to the Town of Monson and the sale will be made to the second highest bidder.

All Buyers will be required to 1) sign and file a disclosure statement pursuant to M.G.L. c. 7, § 40J giving the names and addresses of all persons who will have a beneficial interest in the property with the Commissioner of Capital Asset Management and Maintenance; 2) sign under the penalties of perjury an affidavit indicating that no one who would gain equity in the property has been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; or is delinquent in the payment of real estate taxes to the Town of Monson, or if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board or the county commissioners has been filed in good faith.

All buyers will be required to pay pro forma taxes as required by M.G.L. c. 44, § 63A and the fee for recording the Treasurer’s Deed.

Properties are sold subject to all applicable septic/disposal system inspection/upgrade requirements as set for the in the Department of Environmental Protection’s Title 5 310 CMR, Section 15.301(f).

This auction sale may be subject to additional terms and conditions.