

## **Addenda C**

### **Sale of Real Property, Town of Tyngsborough Board of Selectmen, 5 Industrial Way**

- 1) **DATE CHANGE FOR BID OPENING:** The bid opening date has been moved to Tuesday April 19, 2016 to account for the Patriot's Day holiday on Monday. The bid opening time will remain the same at 11:00 a.m.

Response to requests for clarification.

- 2) **Question:** Please confirm that the provisions in RFP as amended by the Addenda will be incorporated into the Purchase and Sale Agreement prior to execution.

**Answer:** We addressed in the Addenda B that we would do this.

- 3) The purchaser's obligations under the purchase agreement will be contingent upon the purchaser performing or obtaining a perc test satisfactory to the Board of Health's Title V inspector within ninety (60) days after execution of the purchase and sale agreement that will permit the construction of a septic system on the property that complies with all applicable laws, ordinances and regulations. If the purchaser is unable to obtain a satisfactory perc test within ninety (60) days after execution of the purchase and sale agreement, the purchaser shall have the right to terminate the Agreement and receive a return of its deposit. The 60 day requirement can be extended only on account of scheduling conflicts from the Board of Health and if the applicant has performed due diligence in schedule an inspection.
- 4) There is a blank in Section 4 of the Sample Purchase and Sale Agreement for the time period within which the buyer must raise any objections to title. How much time will be given? **Answer:** 30 days.
- 5) Please confirm that the Town will sign whatever customary affidavits and indemnifications that the buyer's title insurance company may require. **Answer:** The town confirms this.
- 6) Please note that the reference to the "Massachusetts Conveyancers Association in Section 16 of the Sample Purchase and Sale Agreement should be changed to the Real Estate Bar Association For Massachusetts which is entity's new name. **Answer:** This is agreeable.
- 7) Section 3 of Addenda B should state that "The reference to "M.G.L. Chapter 7, Section 40J **in** Section 10 of the Purchase and Sale Agreement is hereby deleted". The addenda is missing the word "in". This is hereby acknowledging that correction.