

CURWENSVILLE BOROUGH

TERMS AND CONDITIONS OF SALE – 627 Center Street

ALL BIDS WILL BE CONSIDERED SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS OF SALE:

1. There will be no physical bidding on-site at the property.
2. All bids must be in writing; no verbal bids will be accepted.
3. Bids must be submitted in standard purchase offer format, subject to attorney approval for seller.
4. All bids will be considered on the basis of purchase price, payment type, contingencies and/or other most favorable terms to seller contained therein.
5. Submissions of bids shall be kept secure until the date of opening bids.
6. The following terms and conditions shall be applicable to you and any bids you wish to submit:
 - a. Borough shall have sole and absolute discretion to accept or reject any bids received. Borough is not required to accept any particular bid, regardless of its terms. Borough has the absolute right and discretion to reject all bids.
 - b. Subsequent to receipt of bids, Borough shall have the absolute right to deal with any bidder to further negotiate the terms and conditions of any bid. In doing so, Borough shall have no obligations to negotiate or communicate with each and every other bidder, or with any bidder.
 - c. Under no circumstances shall verbal communications between a bidder and Borough or any agent constitute or create an obligation on the part of the Borough to sell the Structure to anyone under any terms.
 - d. The acceptance of any bid shall be conditioned upon the subsequent execution by the bidder and Borough of a written purchase contract of sale, including all required addenda and setting forth terms and conditions satisfactory to both parties.
 - e. The parties will be subject to accept the property is being sold with any current violations that exist on the property.
7. In the event an accepted bid does not result in a closed transaction, Seller reserves the right to re-open negotiations with any bidder.

8. The successful bidder shall be required to demolish the structure from Borough's Property within 180 days of the date of acceptance of the bid and shall provide Borough with satisfactory proof of bidder's ability to perform, both financial and otherwise.
9. The successful bidder shall provide a policy of general liability insurance with minimum coverage limits of \$500,000.00 per occurrence/ \$1,000,000.00 aggregate. Curwensville Borough shall be named as additional insured and loss payee.
10. The successful bidder shall produce a performance bond with surety of the successful bidder's obligations under the terms and conditions of sale.
11. All bids must be on the bid form contained in the written Terms and Conditions of Sale and submitted in a sealed envelope, indicating "Bid for Purchase of the Borough Property – 627 Center Street" and bearing the name of the bidder.
12. Bidder may not alter or modify the written "Terms and Conditions of Sale". Any modification of the written terms and conditions of sale, or the bid form, may result in a bid being found non-responsive, and disqualified.
13. A minimum bid of \$5,000.00 must be made on this property.

CURWENSVILLE BOROUGH OFFICIAL BID FORM

Purchase Offer for 627 Center Street

This is to certify that I have read the attached bidding documents completely, have inspected the site and that the work to be furnished will meet or exceed the attached specifications.

627 Center Street \$ _____ .00

TOTAL BID FOR PROPERTY \$ _____ .00

BID DEPOSITS: I confirm a deposit in the amount of \$2,000.00 is enclosed with this bid.

INDIVIDUAL/COMPANY NAME: _____

AUTHORIZED SIGNATURE: _____

TITLE: _____

ADDRESS: _____

EMAIL: _____

TELEPHONE NO.: _____

CELL NO.: _____

FAX NO.: _____

DATE: _____