RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/12/13

27. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby ack fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of

b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident selle prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue

c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.

d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

28. ADDENDA: Lead Paint - ☐ Yes ☑ No ; Other - ☐ Yes ☐ No

Explain: _____

The Property Disclosure Form is not an addendum and not part of this Agreement.

Buyer's Mailing address is 39 Hall St. Portland, ME 04103

Sallie J Rich 4/15/13 (4/15/13)

BUYER DATE BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 3 Littles Brook Ct #46 Burlington MA 01803

Donald C Bogangle (Rep) 4/11/13

SELLER DATE SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ____ AM ____ PM.

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE

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