

OFFER TO PURCHASE

IN REM SALE NO.

TO THE TOWN BOARD OF THE TOWN OF CORTLANDT:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

**PHONE:**

Does hereby offer to Purchase Sale # \_\_\_\_\_ Section \_\_\_\_\_ Block \_\_\_\_\_, Lot \_\_\_\_\_ of In Rem Property offered for sale by this Town. I bid \$ \_\_\_\_\_ for the property and tender Here with my down payment in the sum of \$ \_\_\_\_\_ by cash \_\_\_\_\_; check\_ \_\_\_\_\_; money order \_\_\_\_\_, the receipt of which is hereby acknowledged by the Town.

(Checks are subject to collection).

I acknowledge that the conditions of this offer are as follows:

1. That my bid is subject to the approval of the Town Board. I realize that this may not be accepted. The Board will consider it within 30 days of the sale.
2. That I will receive a Quit Claim Deed conveying title to this property to me.
3. That I understand that the lot I am bidding on may not be in conformance with the Zoning Requirements for the area it is located in. I also realize that if I must apply for variances there is no guarantee that they will be granted by the Zoning Board of Appeals.
4. That I agree to pay the transfer tax on this sale in the sum of \$ \_\_\_\_\_ (\$4.00 per each \$1,000 of Purchase Price) plus the sum of \$250.00 for filing of the Deed and other Town expenses, making a total of \$ \_\_\_\_\_, in addition to the Purchase Price.
5. I agree to allow the Town to record the Deed with the Westchester County Clerk.
6. If my bid is accepted, I agree to pay the balance due on or **January 31, 2015**. I agree that the balance due will be paid in cash, certified or bank check. I realize that I must pay the balance due on **January 31, 2015** between 9:00 a.m. and 3:30 p.m. at the Office of the Town Clerk, 1 Heady Street, Cortlandt Manor, New York 10567. If the balance due is not paid by **January 31, 2015**, I agree that my offer will expire and that I will forfeit my down payment to the Town.

7. I realize and understand lots may be offered to adjacent property owners by the Town Board. If so, I agree that my money may be refunded to me by the Board.

8. That should there be any issues as to Title; the Town has the option of either canceling the transaction and refunding all monies, or clearing Title at the Town's option. The Town may not yet have Title and the Sale is subject to receipt of the anticipated approvals, if any.

**PURCHASER**

\_\_\_\_\_

TOWN OF CORTLANDT

**BY:**

\_\_\_\_\_

TOTAL BALANCE DUE: \$ \_\_\_\_\_

RECEIPT OF DOWN PAYMENT OF  
IS HEREBY ACKNOWLEDGED.