



Town of Goffstown

BOARD OF SELECTMEN

TOWN OF GOFFSTOWN PUBLIC NOTICE SALE OF TAX DEEDED STRUCTURES

The Goffstown Board of Selectmen seeks sealed bids for tax deeded structures (manufactured housing) at 40 Country Way and 82 Rachael Circle located in Medvil Cooperative. Interested buyers may preview the properties on Friday, 3/16/12 between 3:30 pm and 4:30 pm. For further details please visit the town's website at www.goffstown.com.

TERMS AND CONDITIONS: All bids must be submitted in a sealed envelope clearly marked on the outside "Bid for 40 Country Way" or "Bid for 82 Rachel Circle". A cashier's check, payable to the "Town of Goffstown", equal to 10% of the bid amount, non-refundable to the successful bidder, must accompany bid. The balance will be due from the successful bidder within thirty (30) days. All bids must be received at the Administration Office, 16 Main St., Goffstown, NH 03045 on or before 3:30 pm Monday 4/2/2012. Bids will be opened and publicly read at the 4/2/2012 Selectmen Meeting at 6:30 pm. The Town of Goffstown will sell by Quit Claim Deed. The Selectmen reserve the right to reject any or all bids and waive any informalities in the best interests of the town. Any questions contact Administration at 497-8990 x100.

MEDVIL COOPERATIVE, Inc.
OUTSIDE- INVESTOR HOME PURCHASE
AND REHAB POLICY

(not valid until signed by the secretary)

PURPOSE: This policy is designed to provide co-op approved investor the ability to purchase a home the board deems to be in need of rehabilitation for rehab and resale purposes only.

CRITERIA FOR INVESTOR PURCHASE

The Investor:

1. Will work with Medvil Cooperative Real Estate Committee and /or Ad Hoc Committee to ensure that all processes and protocols are followed.
2. Will be allowed to purchase a home for rehab and resale purposes only.
3. Will complete all work within 6 months.
4. Will remove dumpster from the property within 30 days of arrival.
5. Will clear lot of all debris by the end of each day.
6. Will remove all large construction equipment from the lot by the end of each day.
7. Will receive a copy of Medvil Cooperative Park Rules and sign a Park Rules Acknowledgement Form.
8. I will provide copy of proof of adequate insurance on the home.
9. I will provide proof of insurance for all Subcontractors who work on the project.
10. I will provide the name, address, and contact information of the lien holder on the home, if applicable.
11. I will pay all applicable property taxes and utilities on the home until it is sold to an eligible buyer.
12. Will not be allowed to rent the home or live in the home
13. Will not have to go through the standard membership screening process but will undergo the Medvil Cooperative criminal and financial background check and will pay appropriate fee for service for each investor.
14. Will provide evidence of ability to pay rent and estimated cost of rehab project.
15. Will pay the monthly membership rate for lot fee for 1 year from the date of purchase. Thereafter, the investor will pay the non-member lot rent rate until sold. The investor will not be required to pay a membership fee and will not be considered a member of the cooperative for voting and other privileges.
16. Will sell the rehabbed home to buyer (s) who qualify and meet the cooperative membership requirements.

This policy was approved and adopted on October 25, 2011.

The foregoing is a true and accurate account, attested by,

Judith Sullivan, Secretary

MEDVIL COOPERATIVE, Inc.
INVESTOR PURCHASE CONTRACT

Investor: _____

Business Name: _____

Address: _____

City/ State/Zip: _____

Phone: _____

E-Mail: _____

Emergency contact: _____

Business Tax ID Number: _____

Lien-holder name, address, phone number:

References: (name, relationship, contact information)

1. _____

2. _____

3. _____

Medvil home address: _____

Estimated date of purchase: _____

1. I will work with Medvil Cooperative Real Estate Committee and /or Ad Hoc Committee to ensure that all processes and protocols are followed.
2. I have received a copy of Medvil Cooperative Park Rules and will sign a Park Rules Acknowledgement Form.
3. I will be allowed to purchase a home for rehab and resale purposes only.
4. I will complete all work within 6 months.
5. I will remove dumpster from the property within 30 days of arrival.
6. I will clear lot of all debris by the end of each day.
7. I will remove all large construction equipment from the lot by the end of each day.
8. I will provide copy of proof of adequate insurance on the home.
9. I will provide proof of insurance for all Subcontractors who work on the project.
10. I will provide the name, address, and contact information of the lien holder on the home, if applicable.
11. I will pay all applicable property taxes and utilities on the home until it is sold to an eligible buyer.
12. I will not be allowed to rent the home or reside in the home.
13. I will not have to go through the standard membership screening process but will undergo the Medvil Cooperative criminal and financial background check and will pay appropriate fee for service for each investor.
14. I will provide evidence of ability to pay rent and estimated costs of the rehab project.
15. I will pay the monthly membership rate for lot rent for 1 year from the date of purchase. Thereafter, I will pay the non-member lot rent rate until sold. I will not be required to pay a membership fee and will not be considered a member of the cooperative for voting and other privileges.
16. I will sell the rehabbed home to buyer (s) who qualify and meet the cooperative membership requirements.

Investor: _____ Date: _____

Investor: _____ Date: _____

Medvil Cooperative, Inc.

Board member: _____

Date: _____

Board member: _____

Date: _____