

Instructions for BID Forms

1. Please download your choice, Purchase or Lease Forms and fill it out. (If you need additional pages for any Contingencies or Financing feel free to add additional pages as necessary.)
2. A brief introductory letter describing you and or your companies experience and financial capability to complete the proposed Lease or Sale.
3. Please drop off or mail the sealed BID to the Attention of Steven DeSisto at Coldwell Banker Commercial NRT 40 Kenoza Ave Haverhill, MA 01830 by 2:00 PM June 6, 2019.

The Bids will be opened the following day and will be reviewed and organized for presentation to the All Saint's Church Finance Council and the Real Estate Committee of the Archdiocese of Boston the following week.

We reserve the right to contact Bidder(s) to clarify any Bid(s).

It is anticipated a Bidder will be chosen within 10 days, however, the Archdiocese reserves the right to reject all bids or choose to negotiate with one or more Bidders before making a final choice.

Thank you for your interest in St. Josephs' School.



COLDWELL BANKER COMMERCIAL
NRT

40 KENOZA AVENUE
HAVERHILL, MA 01830

BUS. (978) 373-3897

FAX (978) 373-6803

WEBSITE www.coldwellbankercommercialnrt.com

BID FORM - Purchase

St. Josephs' School
26 Broadway
Haverhill, MA 01832

Buyer (Bidder Name): _____

Please find the terms and conditions of a contemplated purchase for the above subject premises. They are as follows:

Price: \$ _____

Deposits: \$5,000. with the Bid
Five (5%) percent of the Sales Price on signing the
of the Purchase Agreement

Anticipated Closing date: _____

Inspection Period: The Buyer shall have 45 Days from the date of the
Purchase and Sales Agreement to inspect the
premises, in the event the inspection is unacceptable
to the Buyer, all deposits will be returned in full,
provided the Buyer notifies the on or before 4:00
PM on the 45th day.

**Signing of the Purchase-
and Sales Agreement:** A mutually agreeable Purchase and Sales Agreement
shall signed within 30 days from execution of BID
Form, in the event the P&S Agreement is not signed
by the 4:00 PM of the 30th day this agreement shall
be null and void and all deposits shall be returned to
the Buyer.

Building Condition: AS IS

Brokerage Commissions: The Owner shall be responsible for the payment of
Brokerage Fees per separate agreement.

Financing Contingency: _____

Permitting Contingencies: _____

The Parties acknowledge that this BID FORM outlines of the general terms and conditions of a real estate transaction and is intended to be an indication of interest and is not a binding Agreement until a Purchase and Sales Agreement is fully executed by both parties, neither Owner nor Buyer shall have any obligations to each other whatsoever.

The Archdiocese's of Boston has the sole right to accept or reject any and all Bids if they deem they are not in its best interest.

Bidder:_____

Accepted by: Roman Catholic Archdiocese of Boston

By:_____



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BID FORM - Lease
St. Josephs' School
26 Broadway
Haverhill, MA 01832

Lessee (Bidder Name): _____

Address: _____

Deposit: \$5,000 due within three of the acceptance of Bid.
Security Deposit and First Months' Rent on the signing of a Lease.

Use: _____

Lease Commencement: _____

Rent Commencement: _____

Square Feet: Approximately 45,948 SF

Term: _____

Lease Type: NNN

Base Rent: _____

Option to Renew: _____

Utilities: The Lessee shall pay their own natural gas, electricity and sewer and water as they are separately metered.

Condition of Premises: "AS IS"

Renovations: The Lessee shall be responsible for all of the renovations at their sole costs. All plans for any structural renovation shall be submitted to Archdiocese for approval, said approvals shall not be delayed or unreasonably withheld.

Brokerage: The Lessor shall be responsible for compensating Coldwell Banker Commercial, NRT.

Financing Contingency: _____

Permitting Contingencies: _____

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Bidder:_____

Accepted by: Roman Catholic Archdiocese of Boston

By:_____