A WALT STOUT AUCTION

***Real Estate, Estates & Personal Property Auctioneers***

**105 Lippencott Road**

**Waynesburg, PA**

**724-627-7253 724-998-3601**

**AGREEMENT OF SALE**

This Agreement made the \_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20 \_\_\_\_\_\_\_\_ by and between

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seller

 Attorney

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seller \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer

 Attorney

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The seller agrees to sell and convey and the buyer agrees to purchase the following described real estate:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deed Vol. \_\_\_\_\_\_\_\_\_\_\_\_ Page \_\_\_\_\_\_\_\_\_\_\_\_ Bid Price $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Buyer's Premium $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Total Sale Price $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Total Paid Down $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Balance Due $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Real Estate is sold ‘As Is, Where Is’, without any warranties or additional contingencies. A Walt Stout Auction is acting as an agent only for the seller. Monies paid down will be held in escrow by auctioneer. Possession shall be given at closing. Seller shall maintain fire insurance until closing. All closing costs, including but not limited to state and local realty transfer taxes, recording fees, title search, deed preparation and inspection fees, if any, shall be the responsibility of the Buyer. Property taxes shall be prorated pursuant to the fiscal year of the municipality/school district. The seller agrees to deliver a good deed at his cost.

Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Buyer

Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seller

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Seller