

Sold With Satisfaction



George Miller IV Auction Company
Auctioneering and Appraisal Services

PO Box 627, Fleetwood, PA 19522
610-944-0926

CONDITIONS OF SALE

1. The highest bidder, after meeting the reserve, shall be the Purchaser and if a dispute arises between two or more bidders, the property shall be immediately put up again for sale.
2. The Purchaser shall pay to the Seller immediately after the sale a deposit of ten percent (10%) of the purchase price as down payment and sign a Property Disclosure Statement as required by the Real Estate Seller Disclosure Act and an Agreement a set forth below for the payment of the remainder on or before the _____, which shall further be contingent upon having good title made to him. The premises are being sold in an "AS IS" condition and the Seller makes no express or implied warranties concerning the condition of the premises, which condition is to be ascertained solely by the Purchaser as a result of Purchaser's inspection.
3. The Purchaser shall have a proper conveyance, at his own expense, including acknowledgement to the deed for the premises, upon payment of the remaining purchase money, and possession to the premises will be given upon completion of the purchase at the time set for the above. But if from any cause, the remainder of the purchase money shall not be paid on the _____, the Purchaser shall pay interest at the rate of six percent (6%) per year from the aforesaid date to the date of payment of remaining price by the Purchaser. This stipulation is to be without prejudice to the Seller's right to insist upon performance of the aforesaid condition.
4. Upon failure to comply with the above conditions the money deposited shall, at the expiration of the aforesaid time, become forfeited to the Seller who shall then be at full liberty, with or without notice, to re-sell the property; and if on such resale there shall be any deficiency, the Purchaser herein who has neglected to comply with the conditions herein, shall make good such deficiency to the Seller and all expenses attending such re-sale.
5. Real estate taxes shall be apportioned as of the date of final settlement on a fiscal year basis.
6. Seller shall furnish the deed. Purchaser shall pay all realty transfer taxes and all other expenses of settlement, including the costs of any surveys that may be required.
7. Seller reserves the right to reject any and all bids.
8. Personal property remaining on the premises shall be left/removed at the discretion of the Seller and/or the Seller's Agent.
9. A one percent (1%) premium over and above the purchase price will be paid by the Purchaser if the Purchaser is represented by a broker (who must be registered 48 hours in advance), to be paid at settlement at the time set forth above.

AGREEMENT

It is hereby declared and agreed by and between _____
For the Estate of _____, the Seller of the property mentioned in the above conditions
(hereinbefore and hereinafter known as "Seller") and _____
the Purchaser of said property (hereinbefore and hereinafter known as "Purchaser"), viz:

The property SELLER(S) hereby agrees to sell and convey to BUYER(S), who hereby agrees to purchase is described as:
_____ with all buildings and improvements in the _____
_____ in the Commonwealth of Pennsylvania.

That the said Purchaser has become Purchaser of the said premises at the sum of _____
_____ Dollars and that the sum of _____
_____ Dollars (ten (10%) percent of purchase price) has been paid down by the said
Purchaser by way of deposit, and in part of the said purchase money; and that the foregoing Conditions of Sale shall be taken as the
terms of agreement for said sale and purchase respectively, in all things. Check(s) for down deposit money shall be made payable to
"George Miller IV Auction Co."

AS WITNESS our hands and seals this _____ day of _____ 20____.

_____ Seller

_____ Purchaser

_____ Purchaser

Received from _____, the Purchaser above named _____ Dollars (\$ _____) Being the deposit money required by the foregoing agreement.

Signature

Purchaser's Address _____

Purchaser's Phone # _____

Purchaser's E-mail _____

I authorize George Miller IV Auction Co. to order title insurance with _____.

(purchaser's signature)

(purchaser's signature)

I will order title insurance with a title company of my choosing. It is my responsibility to inform George Miller IV Auction Co. of the title company being utilized.

(purchaser's signature)

(purchaser's signature)

Seller Initials: _____