



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon located at 170 N. Main Street, New Hope, PA 18938 in the Borough of New Hope, County of Bucks, State of Pennsylvania, Tax Identification Number 27-007-037 in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____

Purchaser's Mailing Address: _____

Telephone Number: _____ Email: _____

2. Seller(s): William M. and Carol A. Clapper

Seller's Mailing Address: _____

3. Property Address: 170 N. Main Street, New Hope, PA 18938

4. Tax Identification Number: 27-007-037

5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)

Auction Hammer Price: \$ _____

Buyer's Premium (5%): \$ _____

Total Sale Price: \$ _____

6. Deposit of Sixty Thousand Dollars (\$60,000) in cash, certified or wired funds.

7. Settlement to occur on or before: December 19, 2023

8. The foregoing Conditions of Sale shall be taken and considered as the terms of agreement for the sale and purchase, respectively.

WITNESS, this day November 7, 2023

_____ SELLER

_____ SELLER

_____ BUYER

_____ BUYER

_____ WITNESS