



## 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 **8226 Germantown Ave, Philadelphia PA 19118, County of Philadelphia, State of Pennsylvania, Tax Identification Number 092245200** in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): \_\_\_\_\_  
Purchaser's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_
2. Seller(s): \_\_\_\_\_  
Seller's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_
3. Property Address: 8226 Germantown Ave, Philadelphia PA 19118
4. Tax Identification Number: 092245200
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)  
Auction Hammer Price:       \$ \_\_\_\_\_  
Buyer's Premium:               \$ \_\_\_\_\_  
Total Sale Price:               \$ \_\_\_\_\_
6. Deposit of Forty Thousand Dollars (\$40,000) in cash, certified or wired funds.
7. Settlement to occur on or before: \_\_\_\_\_
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 14, 2023**,

\_\_\_\_\_ SELLER

\_\_\_\_\_ BUYER SSN \_\_\_\_\_

\_\_\_\_\_ BUYER SSN \_\_\_\_\_

\_\_\_\_\_ BUYER ADDRESS

TELEPHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

\_\_\_\_\_ WITNESS