



## 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 1239 Cabin Road, Hatfield, PA 19440, in the Township of Hatfield, County of Montgomery, State of Pennsylvania, Tax Identification Number 35-00-01291-006 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): Veronica M. James

Seller's Mailing Address:

3. Property Address: 1239 Cabin Road, Hatfield, PA 19440

4. Tax Identification Number: 35-00-01291-006

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

Auction Hammer Price: \$ \_\_\_\_\_

Buyer's Premium (8%): \$ \_\_\_\_\_

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

6. Deposit of Twenty Thousand Dollars (\$20,000) in cash, certified or wired funds.

7. Settlement to occur on or before: February 27, 2024

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 January 16, 2023,

\_\_\_\_\_ SELLER

\_\_\_\_\_ BUYER

\_\_\_\_\_ BUYER

\_\_\_\_\_ WITNESS