



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 **928 E. Haverford Road, Bryn Mawr, PA 19010, in the Township of Haverford, County of Delaware, State of Pennsylvania, Tax Identification Number 22-05-00400-00** 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): Calvin Real Estate Investment LLC
Seller's Mailing Address: _____

3. Property Address: 928 E. Haverford Road, Bryn Mawr, PA 19010

4. Tax Identification Number: 22-05-00400-00

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: November 5, 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, September 24, 2024

_____ SELLER _____ BUYER

_____ SELLER _____ BUYER

_____ WITNESS