



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 **2801 Denbeigh Drive, Hatfield, PA 19440, in the Township of Hatfield, County of Montgomery, State of Pennsylvania, Tax Identification Number 35-00-02835-401** 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): Frank M. and Susan K. Irving
Seller's Mailing Address: _____

3. Property Address: 2801 Denbeigh Drive, Hatfield, PA 19440
4. Tax Identification Number: 35-00-02835-401
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)
Auction Hammer Price: \$ _____
Buyer's Premium (6%): \$ _____
Total Sale Price: \$ _____
6. Deposit of Thirty Thousand Dollars (\$30,000) in cash, certified or wired funds.
7. Settlement to occur on or before: January 22, 2026
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 December 11, 2025,

_____ SELLER Frank M. Irving	_____ SELLER Susan K. Irving
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BUYER

BUYER

Buyer Telephone: _____ Email: _____

WITNESS