



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon 2871 Heather Drive Harleysville PA 19438, Upper Salford Twp, County of Montgomery of Pennsylvania, Tax Identification Number 62-00-00419-005 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: _____ 2871 Heather Drive Harleysville PA 19438 _____
4. Tax Identification Number: ___ 62-00-00419-005 _____
5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)
 Auction Hammer Price: \$ _____
 Buyer's Premium: \$ _____
 Total Sale Price: \$ _____
6. Deposit of twenty thousand Dollars (\$20,000) in cash, certified or wired funds.
7. Settlement to occur on or before: _June 19, 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 May 5, 2026,

_____ SELLER

_____ BUYER SSN/DL _____

_____ BUYER SSN/DL _____

_____ BUYER ADDRESS

TELEPHONE _____ EMAIL _____

_____ WITNESS