



JAY EDWARDS & ASSOCIATES, LLC

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Real Estate Auction Specialists

TERMS OF PUBLIC AUCTION

FRIDAY, JULY 10TH, 2020 @ 11AM

2607 WILLOUGHBY BEACH RD. EDGEWOOD, MD 21040

- **RE TERMS: \$10,000.00** DOWN IN CASH CASHIER'S OR CERTIFIED FUNDS TODAY WITH AWARD OF HIGH BID. DEPOSIT INCREASED TO 10% OF PURCHASE PRICE WITHIN 3 BUSINESS DAYS OF SALE.
- **PERSONAL PROPERTY TERMS:** 6% MD SALES TAX, EVERYTHING SOLD AS IS, IMMEDIATE REMOVAL
- **10% BUYERS PREMIUM** ADDED TO SALE PRICE APPLIES TO BOTH REAL ESTATE AND PERSONAL PROPERTY.
- DEPOSIT HELD IN ESCROW AND APPLIED AGAINST THE PURCHASE PRICE.
- SETTLEMENT ON OR BEFORE **SEPTEMBER 8TH, 2020; TIME IS OF THE ESSENCE.**
- TAXES AND ALL OTHER CHARGES AGAINST THE PREMISES WHICH OCCUR ON AN ANNUAL BASIS ARE ADJUSTED TO THE DATE OF SALE AND ASSUMED THEREAFTER BY THE PURCHASER.
- NO INTEREST TO BE CHARGED FROM THE DATE OF AUCTION TO THE DATE OF SETTLEMENT.
- THE COST OF ALL-DOCUMENTARY STAMPS, RECORDATION TAX AND TRANSFER TAX IF REQUIRED BY LAW ARE TO BE PAID BY THE PURCHASER.
- **THE PROPERTY IS BEING SOLD AS IS WITH NO WARRANTIES OR GUARANTEES WHATSOEVER OTHER THAN THE TITLE TO THE PROPERTY TO BE FREE AND CLEAR OF ANY LIENS OR MORTGAGES AT SETTLEMENT. AS IS PORTION OF CONTRACT WOULD INCLUDE THE CONDITION OF ANY WELL & SEPTIC SYSTEMS AT OR IN USE ON THE PROPERTY.**
- TAXES ON THE PROPERTY FOR THE YEAR 2020 ARE APPROXIMATELY:

\$2,536.50

Harford Co., MD

