

TERMS OF SALE

PROPERTY ADDRESS: 4000 Medical Center Drive, Unit B-13, Fayetteville NY 13066

Sellers Name: Radiotherapy Partners, LLC

Online Auction: Sunday Jan. 17th, 2021 - 1PM through Fri., Jan. 29th, 2021- midnight

Virtual Online & Live Auction: Saturday, Jan. 30th, 2021 – 1PM

Bidding online via Proxibid:

1. A 10% Buyer's Premium will be added to the final bid to obtain the Total Purchase price.
2. Upon "strike down" by the Auctioneer on 1/30/2021, 10% of the Total Purchase price (bid plus the 10% Buyer's Premium) is due from the Purchaser of which the first \$10,000.00 will be immediately charge to a valid credit card (Visa, MasterCard, Discover or AMEX) and the balance of said 10% will be paid no later than 3PM, Wednesday, February 3rd, 2021 in Certified or Personal Funds to Brzostek's Real Estate Auction Co., Inc.
3. An Additional 10% of the Total Purchase price is due no later than 3PM Friday, February 5th, 2021 with Certified or Personal Funds.
4. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract via email or USPS for the Purchasers signature. (A copy of this can be found in the Bid Packet)
5. These payments along with the fully executed Purchase Contract shall be returned and mailed to the Address listed below. Balance is due upon Closing in or about 30-60 days.
6. Each transfer of title shall be by Warranty Deed. Your Deed shall be considered delivered upon recording.
7. Issuance of a bad check is a Class B misdemeanor under the Penal Law. Any stopped payment checks will be treated as a Breach of Contract.

Bidding at the Live Virtual Auction:

1. A 10% Buyer's Premium will be added to the final bid to obtain the Total Purchase price.
2. Upon "strike down" by the Auctioneer on 1/30/2021, 10% of the Total Purchase price (bid plus the 10% Buyer's Premium) is due from the Purchaser of which the first \$10,000.00 must be paid in Certified funds. Balance of said 10% is also due the day of the Auction and may be paid in Personal funds.
3. An Additional 10% of the Total Purchase price is due no later than 4PM Wednesday, February 3rd, 2021 with Certified or Personal Funds. These payments shall be mailed to the Address listed below.
4. Balance is due upon Closing in or about 30-60 days.
5. Each transfer of title shall be by Warranty Deed. Your Deed shall be considered delivered upon recording.
6. The purchaser, by accepting the Bidders Certification and closing documents thereafter, shall hold Radiotherapy Partners, LLC, Brzostek's Auction Service Inc. and Brzostek's Real Estate Auction Company Inc. and its agents, to the extent permitted by law, harmless from any claim based on environmental hazards that may be present on the property.
7. Issuance of a bad check is a Class B misdemeanor under the Penal Law. Any stopped payment checks will be treated as a Breach of Contract.

*Remit contract and payment to: Brzostek's Real Estate Auction Co., Inc.
80 Smokey Hollow Rd.
Baldwinsville, NY 13027*

*****By clicking on the following link to bid online with Proxibid for this Auction, I certify that I have read and agree to the terms of sale listed above.***

<https://www.proxibid.com/brzostek>