

TERMS OF SALE

***PROPERTY ADDRESS: 350 & 360 Church Rd., Albany NY 12203
63.00-1-7.1 & 63.00-1-7.2***

Seller's Name: Sunny Real Property, LLC (Christian Dribusch, Trustee)

Online Auction Dates: 1/12/2021 – 2/1/2021 at 1PM

1. Upon end time of the online Auction, 10% of the Total Purchase price is due from the Purchaser of which the first \$10,000.00 will be immediately charged to a valid credit card (Visa, MasterCard, Discover or AMEX) and the balance of said 10% is due no later than 3PM, Thursday, February 4th, 2021 **payable by Certified Funds** to Brzostek's Real Estate Auction Co., Inc. and mailed to the address below.
2. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract and Bidder's Certification form via email or USPS for the Purchasers signature. (A copy of this can be found in the Bid Packet)
3. The fully executed Purchase Contract and completed Bidder's Certification form shall be returned to Brzostek's Real Estate Auction Co., Inc. and mailed to the Address listed below.
4. An Additional 10% of the Total Purchase price is due no later than 3PM Tuesday, February 9th, 2021 **payable by Certified Funds** and mailed to the address below.
5. Balance is due upon Closing in or about 30-60 days.
6. Property is sold in "AS IS" condition with transfer of title by Trustee's Deed. Your Deed shall be considered delivered upon recording.

***Remit Payment and Contract 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>