

## ***TERMS OF SALE***

***2945 Route 11 North, Lafayette, NY 13084 – 022.-07-06.0***

***Sellers Name: Mark R. Groth***

***Online Pre-Bidding Auction Begins: Sat., September 25, 2021***

***Online & Onsite Live Auction: Sat. October 2, 2021 - 10AM***

### **Bidding online via Proxibid:**

1. A 10% Buyer's Premium (Aka Internet Premium) will be added to the final bid to obtain the Total Purchase price.
2. Upon being announced "sold" by the Auctioneer on Saturday, October 2, 2021, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser and up to \$10,000.00 of this will be immediately charged to a valid credit card (Visa, MasterCard, Discover or AMEX). The balance of said 1<sup>st</sup> payment is due by Wednesday, October 6, 2021 – 4 PM.
3. An Additional 10% of the Total Purchase price is due no later than 4PM Friday, October 8, 2021, with Certified or Personal Funds.
4. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract and all required Addendums and Disclosures via email or USPS for the Purchasers signature. A copy of these can be found in the Bid Packet on our website for your review prior to the Auction. These payments along with the fully executed Purchase Contract and Disclosures/Addendums shall be returned immediately to the Address listed below. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Warranty Deed.
5. I acknowledge that I have read and agree to the items listed on the Bidder Certification Form which I will sign and return with the Purchase Contract and Disclosures/Addendums.

### **Bidding at the Live Onsite Auction:**

1. A \$10,000.00 Certified check will be required to receive a bid number if present at the properties the day of the auction. This will put towards the first required 10% deposit.
2. A 10% Buyer's Premium will be added to the final bid to obtain the Total Purchase price.
3. Upon being announced "sold" by the Auctioneer on Saturday, October 2, 2021, 10% of the Total Purchase price (bid plus the 10% Buyer's Premium) is due from the Purchaser by Cash, Check or Certified funds. Your Certified check in the amount of \$10,000 will be applied towards this first deposit.
4. An Additional 10% of the Total Purchase price is due no later than 4PM Wednesday October 8, 2021, with Certified or Personal Funds. These payments shall be mailed to the Address listed below.
5. The Purchase Contract will be executed immediately. Balance is due upon Closing in or about 30-60 days. Title transferred by way of Warranty Deed.
6. I acknowledge that I have read and agree to the items listed on the Bidder Certification Form which I will sign onsite at the live Auction.

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

***\*\*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.***