

TERMS OF SALE

PROPERTY ADDRESS: 240 Saint Joseph St., Rochester, NY 14617

Seller: Estate of John C. Gunther, Karen Noll, Exe.

Online & Live Onsite Auction: Saturday, January 29, 2022 - 10 AM

Online Pre-Bidding begins: Monday, January 24, 2022

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, January 29, 2022, 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 1st payment is due in **three** Business days of Auction date.
3. An Additional 10% of the Total Purchase price is due no later than **five** business days of Auction date, 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. These payments along with the fully executed Purchase Contract shall be returned immediately to the Address listed below. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Executor's 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.

Bidding at the Live Onsite Auction:

1. A 10% Buyer's Premium will be added to the final bid to obtain the Total Purchase price.
2. Upon being announced "sold" by the Auctioneer on Saturday, January 29, 2022, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser by Cash, Check or Certified funds.
3. An Additional 10% of the Total Purchase price is due in **three** business days with Certified or Personal Funds. These payments shall be mailed or delivered to the Address listed below.
4. The Purchase Contract will be executed immediately along with required Addendums and Disclosures. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Executor's Deed.
5. 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 and will be forwarded to our Attorney for Collection!**

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

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