

TERMS OF SALE

PROPERTY ADDRESS: 7136-40 SH 3, Cranberry Lake, NY 12927

Seller: Larry & Sue Welling

Online & Live Onsite Auction: Sunday, August 14, 2022 – 1 PM

Bidding online via Proxibid: A \$1.00 reversible authorization fee is required in order to obtain a bid number.

1. Please register through our website at www.askbernie.com. Be sure to call you bank or credit card company to allow for a \$20,000 charge. Should your card be declined, we will offer it to the runner up.
2. A 10% Buyer's Premium (Aka Internet Premium) will be added to the final bid to obtain the Total Purchase price.
3. Upon being announced "sold" by the Auctioneer on Sunday, Aug. 14, 2022, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser and up to \$20,000.00 of this will be immediately charged to your credit card (Visa, MasterCard, Discover or AMEX).
4. The balance of the first deposit requirement and the second deposit of 10% of the Total Purchase price is due no later than **five** business days (**8/19/22**) of Auction date with Certified Funds.
5. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract and all required Addendums and Disclosures via DocuSign for the Purchasers signature. A copy of these can be found in the Bid Packet on our website. These payments shall be delivered to the Address listed below. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Warranty Deed.
6. I acknowledge that I have read and agree to the items listed on the Bidder Certification Form which I will sign via DocuSign and shall be returned with the Purchase Contract.

Bidding at the Live Onsite Auction:

1. A \$20,000.00 Registration Fee in the form of a Cashier's check or Certified funds will be required to obtain a bid number. If you are the successful Bidder, this amount will be deducted from the Total amount of the first required deposit. If you are not the successful bidder this amount will be immediately returned.
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 Sunday, Aug. 14, 2022, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser by Certified funds. The \$20,000.00 Registration fee will go towards the amount of required first deposit amount.
4. An Additional 10% of the Total Purchase price is due in three business days with Certified Funds. These payments shall be mailed or delivered to the Address listed below.
5. 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 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

***All the information contained on our literature and website was obtained from sources believed to be correct but is not guaranteed. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this flyer are approximate and, therefore, not necessarily to scale.*

***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. (Use *Google Chrome as your browser)**

<https://www.proxibid.com/Brzostek-Real-Estate-Auction-Service/auction-house/11583>