TERMS OF SALE

PROPERTY ADDRESS: 1656 Channelside Trl., Baldwinsville, NY 13027

Seller: Bernard J. & Wendy A. Brzostek

Live Onsite & Online Auction: Sunday, October 11, 2026 – 1 PM

Bidding at the Live Onsite Auction: Anyone bidding on the Real Estate must complete the Bidders Certification Form onsite and sign in front of Auction Personnel. See the Real Estate Bid Packet.

*DO NOT REGISTER ON PROXIBID IF YOU ARE ATTENDING THE LIVE ONSITE AUCTION!!

1. A $10,000.00 Certified Check will be required to obtain a bid number & bid at the Live Onsite Auction. This will be put towards the first required 10 % deposit should you be the winning Bidder. Otherwise, your check 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, October 11, 2026, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchase by Cash, Check or Certified funds.
4. An Additional 10% of the Total Purchase price is due in three business days by Cash, Check or Certified funds. These payments shall be mailed or delivered to the Address listed below.
5. The Purchase Contract will be executed immediately following the Auction along with required Addendums and Disclosures. Brzostek's will forward copies to the Seller and Buyer Attorney. Balance is due upon Closing in or about 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.
7. Brzostek's to pay 4% of the Bid Price to a NYS Lic. RE Broker/Agent who registers their client 48 hrs. prior to the first Open House and by completing & submitting our Broker's Registration Form & attend the Live Onsite Auction with their client. Call the office for instruction. Brokers and Salespersons acting as principals are excluded from broker participation.

Bidding Online via Proxibid: A $10.00 authorization fee is required to obtain a bid number.

*DO NOT REGISTER ON PROXIBID IF YOU ARE ATTENDING THE LIVE ONSITE AUCTION!!

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 Sunday, October 11, 2026, 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 to be received in **three** Business days of Auction date by Cash, Check or Certified Funds at the address below.
3. An Additional 10% of the Total Purchase price is to be received at the address below, no later than **five** business days of Auction date by Cash, Check or Certified Funds.
4. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract, Bidder's Certification and all required Addendums and Disclosures via DocuSign for the Purchasers electronic signature and should executed upon receipt. Upon completion, a copy will automatically be returned to the sender. Brzostek's will forward copies to the Seller and Buyer Attorney. Balance is due upon Closing in or about 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 will be returned with the Purchase Contract, Disclosures and Addendums which will be sent via DocuSign.
6. No Commission to be paid by Brzostek's to a Lic. Broker whose client is bidding online.

Return contract and remit 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 or credit card reversal is a Class B misdemeanor under the Penal Law.*

***Any stopped payment check, or Credit Card reversals 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, or registering on the Proxibid website, 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 Rev. 1/26