

## **REAL ESTATE AUCTION**

**144 Garvin Blvd**

**Sharon Hill, PA 19079**

**Thursday August 20, 2020 • 2PM**



*Preview and bidder packet availability  
online [www.AuctionUp.com](http://www.AuctionUp.com)*

**Property open house dates**

*Masks and Social Distancing Required.  
Limited occupancy. There may be a line.  
Only 2 families in the house at a time.*

**SUNDAY, August 2, 2-4PM**

**WEDNESDAY, August 12, 6-8PM**

**SUNDAY, August 16, 2-4PM**

*Live in person auction occurring at the property.  
Approved phone bidding available*

**\$5,000 certified funds in hand to bid.**

**Sold FREE and CLEAR title.**

**OPENING BID: \$45,000**

# **Bidder Info**

# Bidder Checklist

## Pre Auction

- Complete inspections of the property.
- Confirm zoning
- Decide your budget
- Line up source of funds for expected bid price plus closing costs.
- Obtain a \$5,000 certified check made out to your name. (If you are not successful you will redeposit the check to your account)
- Attend the auction on location on the auction date and time and bid for the property

## You won! Post Auction

- Immediately sign a written Agreement of sale for the hammer price plus buyer's premium and endorse the Certified check to the transaction.
- Employ a title insurance company to obtain a title report, title insurance and complete all necessary deed conveyance and recording.
- Schedule a settlement date that is on or before the date in the Agreement of Sale.
- Obtain an estimate of settlement charges from the title company.
- Attend settlement with certified funds for the outstanding balance of the purchase price including settlement charges.
  - Expected settlement charges will be: Title insurance, Transfer tax, prorated real estate taxes, sewer fees, notary and deed recording fees.

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# AGREEMENT OF SALE for REAL ESTATE

Property Address: **144 Garvin Blvd, Sharon Hill, PA**

**August 20, 2020**

Legal Description: **Tax parcel 41000109100**

Seller Name(s): **Estate of Charles Jackson**

Buyer Name(s): \_\_\_\_\_

For mutual consideration received, the undersigned buyer hereby agrees to purchase and the undersigned seller hereby agrees to sell the real property stated herein with all improvements and subject to all easements, covenants, restrictions, and reservations of record:

1. PURCHASE PRICE: The purchase price to be paid by the buyer shall be \_\_\_\_ (Hammer price plus 10% buyer's premium) \_\_\_\_ dollars.
2. DEPOSIT: Buyer has tendered to the escrow agent, Uniques & Antiques Auction Sales and held until settlement. **\$5,000.00 (Five Thousand) dollars**, as a binder deposit/purchase deposit/earnest money deposit (which shall apply toward the purchase price) to bind this contract. If the binder deposit check is rejected by the financial institution upon which it is drawn, the seller may cancel this contract immediately. If the buyer defaults under the terms of this contract, the binder deposit shall be surrendered to the seller as liquidated damages, and not as penalty.
3. INSPECTION & REPAIRS:  
[ \_\_\_\_ ] The buyer accepts the property "AS IS, WHERE IS and WITH ALL FAULTS".
4. CLOSING: Time being of the essence, closing shall occur on or before **October 1, 2020**.
5. POSSESSION: Possession shall be delivered at closing.
6. MERCHANTABLE TITLE: At closing, the seller shall convey good and merchantable title via general warranty or other appropriate deed. The seller shall make all reasonable efforts to provide merchantable title. In the event that the title is unmerchantable, this contract shall be deemed canceled, resulting in a return of the binder deposit to the buyer within five (5) calendar days.
7. SELLER'S CLOSING COST: The seller shall pay the following expenses relating to the closing of this transaction: Notary and recording costs.
8. BUYER'S CLOSING COST: The buyer shall pay the following expenses relating to the closing of this transaction: Transfer Tax. Deed Recording. Title Insurance and any other typical closing costs.
9. PRORATION: Property taxes, valorem taxes, and the like, shall be prorated at the time of closing.
10. ADDITIONAL PROVISIONS: Property is sold with no contingencies, including but not limited to Mortgage, Home inspection, Zoning or Subdivision, Termite Certification, Certificate of Occupancy, etc.
11. RISK OF LOSS and RELEASE of LIABILITY: The seller agrees to keep hazard insurance on the structure until the sale of the property has been completed as provided herein.
12. FAILURE TO INSIST ON STRICT PERFORMANCE: Party does not give up rights. If either party fails to enforce any clause or part of this contract, said party may enforce such clauses or parts at a later time without penalty.
14. [ \_\_\_\_ ] Buyer acknowledges receipt of the pamphlet *Protect your Family from Lead in your Home*.
15. RIGHTS DECLARED BY LAW: If there is any conflict between this contract and any provisions of federal, state, or local laws, the rights declared by such law shall control, supersede and be superior to this contract.
16. SEVERABILITY: If any portion of this contract is found to be invalid or unenforceable, the remainder of this contract will remain in full force and effect.
17. ENTIRE AGREEMENT: This contract and any attachments signed by both parties constitute the entire agreement between buyer and seller and supersede all prior discussions, negotiations, and agreements between the buyer and the seller. Neither the buyer nor the seller (nor agent thereof) shall be bound by any understanding, agreement, promise, or representation, either expressed or implied, that is not specified in this contract or signed attachments.
18. It is disclosed that auctioneer has an interest in this property as the executor.

IF THIS DOCUMENT IS NOT CLEAR TO ANY PARTY, SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING.

Seller(s) \_\_\_\_\_ Date: **August 20, 2020** Buyer(s) \_\_\_\_\_ Date: **August 20, 2020**