

PRE-AUCTION OFFER AGREEMENT



213 Maple Ave, Quarryville, PA 17566

This Pre-Auction Offer Agreement (this "Agreement") is made and entered into as of _____ and remains open until _____. If not accepted in writing by that date, the offer shall be void.

Name (Seller): Estate of Nancy B. Book
Address: 213 Maple Ave, Quarryville, PA 17566

Name (Purchaser): _____
Address: _____

In consideration of the mutual promises and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties to this Agreement, intending to be legally bound, agree as follows:

1. Offer. Purchaser hereby submits this offer to purchase the Property described below, prior to the scheduled auction date. Seller may accept, reject, or counter this offer.

2. The Property.

Municipality: Quarryville Boro
County: Lancaster
State: Pennsylvania
Zip Code: 17566
Parcel #: 530-84022-0-0000
Acreage (approx.): 0.35

3. Offer Price.

Purchaser offers to purchase the Property for \$_____
This is the total purchase price. No buyer's premium will be added.

4. Deposit.

Deposit amount: \$_____ (\$20,000.00 if not specified)
Deposit is due within one business day of acceptance.

5. Settlement.

Settlement shall occur on or before _____.

Seller's Initials: _____

Buyer's Initials: _____

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6. Transfer Taxes.

All real estate transfer taxes shall be paid by the Purchaser unless otherwise stated here

_____.

7. Buyer Agent.

Buyer is not represented by an agent YES / NO (circle one)

Agent Name: _____

Brokerage: _____

Phone: _____

Email: _____

License #: _____

Commission Requested: _____ (3% if not specified)

8. Additional Terms.

This offer is non-contingent (no financing, inspection, or appraisal).

Buyer affirms all due diligence has been performed or waived.

Property is sold AS IS, WHERE IS, with all faults.

Buyer Signature(s):

Signature: _____ Date: _____

Signature: _____ Date: _____

Email: _____

Phone: _____

Seller Response

Accepted

Counter Offered (see attached terms)

Rejected

Seller Signature(s):

_____ Date: _____

Offers should be submitted to Tim Keller at tim@hkkeller.com.

Seller's Initials: _____

Buyer's Initials: _____