

PRE-AUCTION OFFER AGREEMENT



499 Windy Tor Rd, Bird in Hand, PA 17505

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):

Address: 499 Windy Tor Rd, Bird in Hand, PA 17505

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: Upper Leacock Twp

County: Lancaster

State: Pennsylvania

Zip Code: 17505

Parcel #: 360-22582-0-0000

Acreage (approx.): 0.43

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: \$_____ (\$40,000.00 if not specified)

Deposit is due within one business day of acceptance.

5. Settlement.

Settlement shall occur on or before _____.

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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):

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