

# PRE-AUCTION OFFER AGREEMENT



**15 Buttermilk Lane  
Kirkwood, Pennsylvania 17536**

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): Colleen Shoemaker  
Address: 15 Buttermilk Ln, Kirkwood, PA 17536

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.**

Street: 15 Buttermilk Lane  
Municipality: Colerain Township  
County: Lancaster  
State: Pennsylvania  
Zip Code: 17536  
Parcel #: 100-27441-0-0000  
Acreage (approx.): 2.00

## **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 Steve Herr at [steve@hkkeller.com](mailto:steve@hkkeller.com).

Seller's Initials: \_\_\_\_\_

Buyer's Initials: \_\_\_\_\_