

PRE-AUCTION OFFER / LETTER OF INTENT

**4432 Kutztown Road
Temple, Pennsylvania 19560**



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): Karen Philip and Jack J Philip
Address: 4432 Kutztown Rd, Temple, PA 19560

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: 4432 Kutztown Road
Municipality: Muhlenberg Township
County: Berks
State: Pennsylvania
Zip Code: 19560
Parcel #: 66-5309-16-94-4966
Acreage (approx.): 0.25

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: \$_____ (\$25,000.00 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):

_____ Date: _____

_____ Date: _____

Offers should be submitted to Carmen Swinehart at carmen@dennisbeckrealty.com.

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Seller's Initials: _____

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Buyer's Initials: _____