PRE-AUCTION OFFER GUIDE
LETTER OF INTENT

971 Mount Eyre Road
Washington Crossing, Pennsylvania 18977

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): Vince Marandola and Leya Marandola
Address: 971 Mt Eyre Rd, Washington Crossing, PA 18977

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: 971 Mount Eyre Road
Municipality: Upper Makefield Township
County: Bucks
State: Pennsylvania
Zip Code: 18977
Parcel #: 47-027-001
Acreage (approx.): 0.97

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: $_____($50,000.00 if not specified)
Deposit is due within one business day of acceptance.

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5. Settlement.
Settlement shall occur on or before _____.

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

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Seller Signature(s):

_____ Date: _____
_____ Date: _____

Offers should be submitted to Mike Keller at mike@hkkeller.com.