



Cricket Hill Auction & Realty

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REAL ESTATE AUCTION PURCHASE & SALE AGREEMENT

This letter serves as an agreement between _____, hereinafter referred to as "seller", and _____, hereinafter referred to as "buyer".

As set forth in the Terms and Conditions of Sale for an auction conducted on SATURDAY, NOVEMBER 5, 2016, in order to sell all of the seller's interest, together with any easements, rights and benefits, in the following described property: a 4000 sq ft Single Family Residence on .11 acres, commonly known to be located at: 208 2ND St. South, Brigantine NJ, and more fully described by metes and bounds in the legal description(s) as provided by the seller, the buyer agrees to purchase from the seller the described property for a total purchase price of \$_____ on or before _____, 2016, and to remit via cashable funds to the seller, or his designated agent, the total purchase price, plus all closing costs, less any applicable deposits and buyer's premium already tendered as outlined and prescribed below, at the offices of _____ or at location determined by the seller within the county of: ATLANTIC.

ITEM	AMOUNT
Total Purchase Price	
Less Buyer's Premium	
Sub Total	
*Less deposit due _____, 2016	
Sub Total	
Less Registration Deposit	
Total Due at Closing(plus closing costs**)	

*This good faith deposit is payable to the brokers in cashable funds on or before the date indicated and represents the buyer's full commitment to purchase the property. The buyer understands and agrees that this or any other deposit is non-refundable, to indemnify and hold harmless the auctioneers and brokers from any and all claims arising from any disputes between themselves and the sellers, and to permit the brokers to tender any applicable funds to the sellers or his or her designated agent as set forth in the exclusive right to sell agreement between the seller and the auctioneers and brokers dated SEPTEMBER 19, 2016. The auctioneers and brokers are acting as marketing and fiduciary agents only. Failure to remit any deposits and to close on the property as prescribed will result in forfeiture to any and all claims or rights to purchase the property.

**These closing costs are to be determined as prescribed by law on or before closing. The auctioneers have no responsibility in such determinations.

In witness thereof, the parties have come to this understanding the day of _____, 2016.

BIDDER # _____

SELLER

PRINT NAME: _____ PRINT NAME: _____