



Cricket Hill Auction & Realty

New York | Los Angeles | Philadelphia | Washington D.C. | Chicago | Pittsburgh | San Francisco | Raleigh | Dallas | Orlando | Phoenix
Kansas City | San Diego | Minneapolis | Sacramento | Boston | Baltimore | Miami | Jacksonville | Charlotte | Greensboro | Denver
Spokane | Buffalo | Detroit | Portland | Hartford | Seattle | Milwaukee | Houston | Birmingham | Cleveland | Little Rock
St Louis | Cincinnati | San Antonio | Austin | Salt Lake | Augusta | Odessa | Richmond | Norfolk | Memphis
Rogers | Grand Rapids | Ft Wayne | Shreveport | Charleston | McAllen | Binghamton | Burlington | Davenport | Tampa | Louisville
(551)~257~7923

www.thecrickethillcompany.com

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 completed on Friday, December 16, 2022, in order to sell all of the seller’s interest, together with any easements, rights and benefits, in the following described property: 1.35 +/- acres of Light Industrial/Office Land, commonly known to be located at: 342, 346 and 348 Oak Tree Rd., Orangetown, NY 10964, 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 _____, 2022, 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 prescribed below, at the offices of _____ or at location determined by the seller within the county of: ROCKLAND.

ITEM	AMOUNT
Total Purchase Price	
*Less Buyer’s Premium due _____, 2022	
Bid Price	
*Less deposit due _____, 2022	
Sub Total	
Less Registration Deposit	
Total Due at Closing(plus closing costs**)	

*This good faith deposit and the buyer’s premium are 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 seller 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 10,25, 2022. 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 and brokers have no responsibility in such determinations.

In witness thereof, the parties have come to this understanding the day of _____, 2022.

BIDDER # _____

SELLER

PRINT NAME: _____ PRINT NAME: _____