



Tammy Miller, CAI, AARE, BAS ♦ Auctioneer ♦ 814-360-4031

TAMMY MILLER AUCTIONS ♦ PA LIC# AU005891

1172 Ghaner Road, Port Matilda, PA 16870

Tammy@TammyMillerAuctions.com ♦ TammyMillerAuctions.com

Real Estate Sealed Bid Form

369 Oakwood Drive, State College, PA 16803

Auction Property Description

Name

Address

Phone #

E-Mail

I/We hereby bid \$ _____ (minimum bid is \$320,000.00) for the above referenced property. Bidding increments must be made in minimum \$500.00 amounts (no \$1.00, etc.). I/We agree to pay \$10,000.00 (non-refundable) as deposit money upon the signing of the Real Property Purchase and Sales Agreement with no contingencies. Deposit payment shall be made in cashier's check, good local check or wire transfer made payable to Tammy Miller Auctions. Closing date of the sale will be on or before 45 days after the execution of a signed Real Property Purchase and Sales Agreement at a mutually accepted closing authority. A six percent (6%) Buyer's Premium will be added to the accepted bid to establish the final sales (contract) price. I/We have received, read, and understand the terms and conditions of this offer (see page 2). The property is being sold with a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Signature 1

Date

Printed Name 1

Signature 2 (if applicable)

Date

Printed Name 2 (if applicable)



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Real Estate Bid Form Terms & Conditions

Written sealed bids must be submitted on the Real Estate Sealed Bid Form by mailing or delivering to Tammy Miller Auctions, 1172 Ghaner Road, Port Matilda, PA 16870, or e-mail to Tammy@TammyMillerAuctions.com. Bid forms should include the bidder's name, address, phone number and amount of bid. Live auction date is June 30 at 10 AM. This auction is subject to acceptance of pre-auction offers, at the request of the seller.

It is the bidder's sole responsibility to ensure that their Real Estate Sealed Bid Form is received by Tammy Miller Auctions before the auction closing. No verbal bids will be accepted.

Review of Sealed Bids: All sealed bids will be opened and reviewed by Tammy Miller Auctions and Seller. At the time of acceptable offer, the Seller and Buyer will immediately enter into a Purchase Agreement. If no acceptable offers have been made, the buyer will be determined at the Live auction, subject to seller approval. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in the Real Estate Sealed Bid Form.

Bidder Participation: By submitting a sealed bid to purchase the subject property, Bidder agrees to participate and be bound by the Terms and Conditions.

A six percent (6%) Buyer's Premium will be added to the accepted bid to establish the final sales (contract) price.

The successful high bidder agrees to pay \$10,000.00 (non-refundable) as deposit money on the date of the sale and sign the Real Property Purchase and Sales Agreement with no contingencies. Payment shall be made in cashier's check, good local check or wire transfer made payable to Tammy Miller Auctions. Closing date of the sale will be on or before 45 days after the execution of a signed Real Property Purchase and Sales Agreement at a mutually accepted closing authority.

There are no contingencies. This property is being sold AS IS, WHRE IS with all faults, if any. No warranty as to condition or suitability for any purpose is expressed or implied. Buyer shall rely solely on their own information, judgement and inspection of the property and records. Closing costs are shared in the standard method for property closing. There is no financing contingency.

Bidding Eligibility: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein.

Bidder also understands that Tammy Miller Auctions is exclusively representing the Seller in the sale of this property.