

Sealed Bid Instructions and Forms

Property: W 8th Ave. Conshohocken PA 19428
Includes two parcels selling for one bid price.

Tax ID # 05-00-00776-002 (.44 acres)

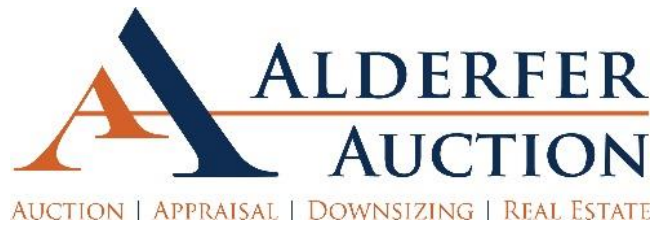
Tax ID # 05-00-00768-001 (.88 acres)

Sealed bids due on October 13th by 12 noon to:

Alderfer Auction
Sherry Russell/Conshohocken Sealed Bid
501 Fairgrounds Rd
Hatfield PA 19440

1) Bid Submission Checklist:

- _____ Submit \$10,000.00 certified funds made payable to Alderfer Auction.
- _____ Submit Signed Real Estate Sealed Bid/Offer Form
- _____ Submit Signed Bidder Terms and Conditions (page. 11 of terms)



REAL ESTATE SEALED BID FORM

West 8th Ave. Conshohocken PA 19428

Tax ID # 05-00-00776-002 (.44 acres)

Tax ID # 05-00-00768-001 (.88 acres)

I/We _____

Current Address: _____

Cell Number: _____

Do hereby submit my bid for:

West 8th Ave. Conshohocken PA 19428

Tax ID # 05-00-00776-002 (.44 acres)

Tax ID # 05-00-00768-001 (.88 acres)

The Bidder hereby submits an irrevocable bid to Alderfer Auction

Bid Amount: \$ _____

Plus 6% Buyer's Premium: \$ _____

Purchase Price: \$ _____ (Bid + Buyer's Premium)

Sealed bid is for the total price. Not an amount per acre. I have enclosed with my sealed bid certified funds in the amount of \$10,000.00 payable to Alderfer Auction. These funds will be returned within (4) Business days if bidder is unsuccessful. I have received, read, and understand the terms and condition of this bid. Also, enclosed is a signed Terms and Conditions pertaining to said property.

Consideration of Bid:

Bids will be given priority by seller based on the following criteria:

- 1) bids which conform to the terms and condition of the auction;
- 2) bids which have property deposit included;
- 3) bids must include a signed terms and condition sheet and sealed bid form filled out completely. All incomplete information or incomplete paperwork will result in the bid not to be considered. Alderfer Auction is NOT responsible for bids delayed or lost in the mail. All Sealed Bid Forms will be marked with a date and time of arrival.
4. On Wednesday at 12noon, the top bidders within ten percent (10%) of the highest bid will be invited to offer competing bids. Invitees will be contacted by Alderfer Auction by phone. The contact information on the sealed bid form will be used, unless otherwise stated by bidder.
5. The sale of the property is subject to confirmation by the Seller. The Seller will make the final decision by 4PM Wednesday, October 13, 2021. The Seller expressly reserves the right to withdraw the Real Estate from sale and to reject any and all bids.

There is a 6% buyer's premium added to the hammer price of the sealed bid.

Closing/Settlement on or before November 30, 2021.

Bid Notification:

All bids shall be irrevocable and subject to acceptance following the submission deadline. All persons submitting bids will be notified of the acceptance or rejection of the bid. Failure of bidder to receive notice shall not constitute acceptance of bid. The buyer and seller shall sign the purchase agreement by Thursday, October 14, 2021 by NOON. All unsuccessful bids and deposits will be returned within four (4) business days.

Broker Participation:

Alderfer Auction will pay a 2% commission to a real estate brokerage securing the winning bidder. The two Percent (2%) is paid on the high bid (not the purchase price) submitted on the sealed bid form. Commission will be paid to a properly registered broker whose prospect purchases and closes on the property. Broker participation commission is only paid if the client closes the transaction and Alderfer Auction receives its commission.

Please sign and date additional Terms and Conditions regarding this sealed bid auction.

Signature _____ Date _____.