

"PURCHASE CONTRACT" & "TERMS SHEET" ORDER FORM

PROPERTY ADDRESS: 1585 Oak St. Huntington, IN 46750

NESS BROS OFFER TO PURCHASE CONTRACT TEMPLATE TO USE:

- | | |
|--|--|
| <input checked="" type="checkbox"/> LIVE Auction - Real Estate | <input type="checkbox"/> ONLINE (cash or FI) Auction - Real Estate |
| <input type="checkbox"/> LIVE Auction - Tracts of Land | <input type="checkbox"/> ONLINE Cash Only Auction - Real Estate |
| <input type="checkbox"/> LIVE Bankruptcy Auction – Real Estate | <input type="checkbox"/> ONLINE Bankruptcy Auction – Real Estate |
| <input type="checkbox"/> PERSONAL PROPERTY – Online Bankruptcy | <input type="checkbox"/> PERSONAL PROPERTY – Online Only |

VALUE OF PROPERTY FOR MLS INPUT AND MARKETING: \$ 100,000

➤ ONLINE AUCTIONS Minimum Bid \$ _____

TITLE OF PROPERTY: {offer page }

- Warranty Deed
- Trustee Deed
- Personal Representative Deed
- Quick Claim Deed
- Corporate Deed

TERMS: {section 10 further conditions}

- Absolute Auction** (omit all bids subject to Sellers Approval).
- Earnest Money **Minimum** Amount \$ _____
- 10 % Down** or \$ ~~_____~~ whichever is greater the day of Auction, balance due in full upon delivery of the merchantable title and deed free and clear of all liens and encumbrances except as stated herein
- _____ % Down or \$ _____ whichever is greater, within 24 hours of the **online auction** closing.
- 5 % Buyer's Premium**, or **MINIMUM** of \$ ~~_____~~ whichever is greater will be added to the final bid.....

POSSESSION: {section 10 further conditions}

- Upon Closing of Property, ~~subject to tenant's rights.~~ by 5:00 P.M.
- 15 Days after closing, subject to tenant's rights, by 5:00 P.M.
- After the harvesting of the _____ crops, subject to tenants rights.

TAXES:

- Buyer shall assume and pay real estate taxes due and payable in Month _____ Year _____
- The real estate taxes shall be prorated. Seller shall pay real estate taxes which are payable during the year in which Closing occurs, and taxes payable during the succeeding year, prorated to the date of Closing. Buyer shall assume and pay all subsequent taxes. Buyer shall assume and pay all delinquent and/or current taxes.
- There will be NO prorating of Real Estate taxes. The buyer is responsible for all back taxes and tax penalties and all taxes hereafter.

CLOSING: {offer page 1 and section 10 further conditions}

- on or before the **Thirtieth (30th)** day following the Accepted Date
- on or before the **Forty Fifth (45th)** day following the Accepted Date
- Once the bankruptcy court approves the sale, closing to be within 20 days.

SURVEYS: { section 10 further conditions}

- The Seller has a legal description for the property so no survey will be provided. If a survey is requested it will be paid by the Buyer.
- If the property is sold as one unit, no survey will be provided by seller. If property is sold in separate tracts, seller will provide and pay for survey.
- Buyer will pay for any new survey for any parcel where there is no existing legal description or where new boundaries are created by the tract division at the Auction or if seller determines a new survey if needed. Seller will furnish only one title policy on any combination of parcels that are purchased as one unit. Tract acreage's are estimated from aerial view. Closing prices shall be adjusted to reflect any differences between advertised & surveyed acres on Tracts _____ . Any offers accepted by the seller herein will be subject to the final approval of the _____ County Planning Commission. If above conditions are not approved, this agreement shall become null, void & of no force & effect & earnest money shall be refunded to buyers.

TERMS ON PERSONAL PROPERTY: Cash, Check w/proper I.D., Visa, M/C

- 10 % Buyer's Premium on Personal Property
- The Buyer will be responsible for paying any and all Sales Taxes on the items, unless exempt.
- Seller is providing a Large Dumpster On Site for unwanted Items that you have won in your bid and can discard at pickup at no charge to Buyers. BUT, DO NOT LEAVE ANY UNWANTED ITEMS INSIDE THE PROPERTY BEHIND OR YOU WILL BE CHARGED A \$25.00 FEE FOR DISPOSAL.

FURTHER CONDITIONS:
