

Absolute Auctions & Realty

“Internet Bidder Registration Packet”



AARauctions.com

Professional Auctioneers

Certified Appraisers

Licensed Brokers in
New York, New Jersey
and Connecticut

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*We Sell More New York
Properties At Auction
Each Year Than Any
Other Real Estate
Company In America*

P.O. Box 1739
45 South Avenue
Pleasant Valley,
New York 12569

Phone
800-243-0061
845-635-3169
Fax
845-635-5140

AARauctions.com
AARbids.com
NYSAuctions.com



Dear Internet Bidder:

Thank you for bidding online at our Real Estate Auction through www.AARbids.com. The following pages of this **Internet Bidder Registration Packet** contain the instructions/documents needed to participate in the online auction.

BASIC REQUIREMENTS:

Return this packet ***printed and signed*** no later than 4:00 PM the day before the auction:

- _____ Terms and Conditions
- _____ NYS Agency Disclosure Statement
- _____ \$2,500 cash, wire transfer or bank check made payable to
Absolute Auctions & Realty, Inc.
- _____ Get a Username & Password @ www.AARbids.com and
then click the link to 'Register' for Auction
- _____ Purchase & Sale Agreement

Return documents to:

For FedEx & UPS:

Absolute Auctions & Realty, Inc.
45 South Ave., Pleasant Valley, NY 12569

For U.S. Postal Service:

Absolute Auctions & Realty, Inc.
P.O.B 1739, Pleasant Valley, NY 12569

or - fax (845) 635-5140 or - info@absoluteauctionrealty.com

Once the documents have been received and reviewed for accuracy and completion, we will approve your Internet registration to authorize bidding.

If you have any questions please contact our office Monday thru Friday: 9AM – 4PM at 800-243-0061 x104.

AUCTIONEER’S NOTE: The silent auction website has a “dynamic ending” feature; if someone “sniper bids” on a lot at the scheduled end of the auction, the system will extend the clock two minutes to give everyone time to bid again. Refresh your screen frequently to see the current bidding. It ain’t over til it’s over – Auctions are the only game in which you have to come in last to win!

The auction will be taking place thru www.AARbids.com If you need technical support prior to auction please call: (800) 243-0061.

Thank you and Happy Bidding!

Terms and Conditions of Bidding and Purchase for NY Real Estate at Online Auction

Thank you for participating in today's auction. The auction will be conducted by Absolute Auctions & Realty, Inc. (AARauctions.com or AARbids.com) on behalf of the owner of the real estate (the Seller). The real estate offered for sale at auction (the real estate) is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection within the Internet Bidding Packet.

1. Registration. All bidders are required to register prior to the auction at www.AARbids.com, complete an 'Internet Bidding Packet', tender a deposit of \$2,500 in cash, wire transfer or guaranteed funds made payable to - Absolute Auctions & Realty, Inc. and deliver/mail to Absolute Auction Center, 45 South Ave., P.O. Box 1739, Pleasant Valley, NY. In the event of a successful bid, bidder approves applying said funds toward the 10% buyer's premium downpayment. Auctioneer reserves the right to decline registration if forms are not completed.

2. Bid Documents. Upon fall of the gavel, conclusion of the auction, the high bidder and back-up bidder, shall be provided electronically a completed Purchase and Sale Agreement (sample provided on the AARauctions.com webpage) reflecting their respective bids, and including the 10% buyer's premium. The high bidder and backup bidder agree to sign their Purchase & Sale Agreements (unaltered by successful bidder and back-up bidder) and adhere to the closing date therein. Failure to execute these documents and return to Absolute Auction & Realty, Inc office located at 45 South Ave. Pleasant Valley NY 12569 on the following business day by 4pm E.S.T. shall be deemed a default by the bidder(s).

3. Buyer's Premium. 10% buyer's premium shall be added to the top bid to become part of the purchase price. Buyer's premium definition: the buyer's premium is that portion of the commission(s) which is/are being paid by the buyer. It is clearly understood and agreed by both buyer and seller that the auctioneer and broker represent the seller only. The full buyer's premium is due no later than 4:00 pm on the next business day following the auction, the successful bidder shall deliver, by wire transfer, or guaranteed funds acceptable to auctioneer/broker, the balance of the ten percent (10%) of the bid price. Said downpayment funds shall be payable to Absolute Auctions & Realty and deposited in an account designated by Absolute Auctions & Realty, for preservation of said funds. Failure to fund said downpayment shall constitute immediate default by the high bidder.

4. Default: High bidder agrees that failure to acknowledge the Purchase and Sale Agreement as outlined in #2 above, and, or, failure to fund the balance of the ten percent buyer premium downpayment as outlined in #3 above shall constitute default. In the event of default, bidder's deposit of \$2,500 shall be forfeited. Seller shall retain all other remedies available by law.

5. Back up Bidder: The backup bidder agrees that his/her bid shall be kept open until such time as the buyer's premium has been provided to auctioneer/broker by the high bidder. In the event the high bidder fails to provide the buyer's premium, the backup bidder shall become the high bidder and shall be obliged to provide the funds set forth herein, by four pm the following business day, upon notification by any means that he or she is now the successful bidder.

6. Closing Documents. Seller shall provide a legally recordable deed. Prior to auction, seller has represented to auctioneer/broker that title conveyed shall be insurable and free and clear of liens or adverse encumbrances.

7. Representations and Warranties. Broker makes no representations or warranties with respect to the subject property, as same address zoning, site plan approval or other federal, state or local laws. Any maps, plats, surveys, site plans, subdivision maps or the like have been supplied by seller and auctioneer/broker make no representation, warranties or guarantees with respect to locations, dimensions, track sizes, suitability for use, or subsurface conditions.

8. Representation. By execution of this agreement the bidder acknowledges the auctioneer/broker represent the seller, only, and the commission paid in respect to this sale is identified as a buyer's premium as set forth in paragraph four above. This is a portion of commission paid by the buyer.

9. Determination of Disputes. In the case of disputed bids, the auctioneer/broker shall exercise his or her best discretion in determining the resolution of claims, and such decision is final. Such decision shall not be the subject of any post-auction claims. Auctioneer/broker reserves the right to bid on behalf of buyers and/or sellers. No transfer shall be recognized from one buyer to another. In the event a dispute should arise after the auction, the auctioneer/broker's records shall be conclusive. Bidder agrees that litigation shall be conducted in Dutchess County, NY.

10. Privacy of Auction. The auction is a privately conducted event, not open to the public and as such, auctioneer/broker reserves the right to refuse admittance to any person.

11. Indemnity Provisions. By execution of this agreement, bidder agrees to bear responsibility for any charges, claims or expenses incurred by reason of any violation, breach or default in respect to these terms and conditions, including, reasonable attorney's fees, court costs, the cost of re-sale, and remarketing costs. The foregoing remedies are not exclusive.

12. General Provisions. All bids tendered for auction are subject to the approval of the seller, unless stated otherwise. The provisions herein made cannot be altered except in writing, and any provision of this agreement shall be interpreted in accord with New York law. This agreement shall not be interpreted or construed in a manner which creates a negative inference based upon the fact that the broker prepared the agreement. Facsimile signatures shall be considered binding. In such event any provision herein is deemed illegal, void or unenforceable by a court of law, it shall not impact the body or balance of the agreement.

13. Interpretation. Interpretation of this agreement shall be consistent with the purchase and sale agreement, it being the stated intent that this document and the purchase and sale agreement are to be read as integrated documents conferring the same rights and obligations.

14. Forfeiture Upon Default. In such event buyer fails to abide the terms and conditions set forth herein or fails to abide the obligations arising from the purchase and sale contract executed in conjunction with this sale, buyer acknowledges he or she shall forfeit all monies deposited. By execution of this agreement, bidder acknowledges this is a negotiated result, and the forfeiture of said sums of money do not constitute a penalty.

DATE: _____	DATE: _____
PRINT NAME: _____	PRINT NAME: _____
SIGNATURE: _____	SIGNATURE: _____
Driver's License/State: _____	Driver's License/State: _____
COMPANY: _____	COMPANY: _____
STREET: _____	STREET: _____
CITY/TOWN: _____	CITY/TOWN: _____
STATE: _____ ZIP: _____	STATE: _____ ZIP: _____
DAY PHONE: (_____) _____ - _____	DAY PHONE: (_____) _____ - _____
E-MAIL: _____	E-MAIL: _____
SS#: _____	SS#: _____



ABSOLUTE AUCTIONS & REALTY

Absolute Auction Center • info@aauctions.com
P.O. Box 1739 • 45 South Avenue • Pleasant Valley, NY 12569
Ph: (845) 635-3169 or (800) 243-0061 • Fax: (845) 635-5140
www.AARauctions.com | www.AARbids.com

REAL ESTATE ABSENTEE BID FORM / CREDIT CARD AUTHORIZATION FORM

PLEASE COMPLETE (PRINT CLEARLY) AND FAX BACK TO (845) 635-5140

ALSO INCLUDE A PHOTOCOPY OF YOUR DRIVERS LICENSE:

CARDHOLDER NAME: _____ AUCTION DATE: _____

BILLING ADDRESS: _____

DAYTIME PHONE: _____ EVENING PHONE: _____

VISA/MC/DISC #: _____ 3-DIGIT CVV#: _____ EXP: _____

By signing this authorization form, I (hereafter "Buyer") agree to the following terms and conditions (Full Terms & Conditions are to be signed by Buyer prior to bidding):

1. All bidders are required to register prior to the auction at www.AARbids.com. Complete this Absentee Bid/Credit Card authorization form and fax to 845-635-5140. Auctioneer reserves the right to decline registration if credit card authorization form is not received. Said credit card will be charged two thousand five hundred dollars, \$2,500.00, only in the event of a default by high bidder as outlined in #4 of the complete terms and conditions of the auction. Defaulting bidder authorizes this expense in advance and agrees not to attempt to reverse said \$2,500. charge for any reason whatsoever.

2. Every item is sold "as-is." Neither the auctioneer nor the seller makes any warranties or representations of any kind or nature with respect to said property. All sales are final. Catalog descriptions are for simple identification purposes only; no representations are made as to authenticity, age, origin or value. Buyer relies solely on his/her own inspection and judgment when bidding. Should a dispute arise after the auction, auctioneer's records shall be conclusive in all respects.

3 Buyer will be responsible for the total purchase price, including buyer's premium. Upon fall of the gavel, conclusion of the auction, the high bidder and back-up bidder, shall be provided electronically a completed purchase and sale agreement (sample provided on the AARauction.com webpage) reflecting their respective bids, and including the 10% buyers premium. The high bidder and backup bidder agree to sign their purchase & sale agreements (unaltered by successful bidder and back-up bidder). Failure to execute these documents and return to Absolute Auction & Realty, Inc office located at 45 South Ave. Pleasant Valley, NY 12569 on the following business day by 4pm e.s.t. shall be deemed a default by the bidder(s).

I agree not to attempt a chargeback on my credit card for any reason whatsoever.

SIGNATURE: _____

DATE: _____



Professional Auctioneers • Certified Appraisers
Licensed Real Estate Brokers in New York, New Jersey and Connecticut
Brokers Susan A. Doyle, CAI, ISA and Robert A. Doyle, CAI, ISA, CAGA



PROMISSORY NOTE

\$2,500.00

DATE _____

(name - please print)

I agree that if my credit card is declined for any reason, I promise(s) to pay to the order of
ABSOLUTE AUCTIONS & REALTY,
TWO THOUSAND FIVE HUNDRED DOLLARS
(\$2,500.00), U.S., Payable at 45 South Avenue,
Pleasant Valley, NY

24 hours from the date and time of the auction:

_____ for value received with
interest at 0 percent annum.

X _____

X _____

Witness:

X _____

X _____

No. _____

Due: _____

CONTRACT FOR PURCHASE & SALE OF NEW YORK REAL ESTATE

This is a legally binding contract. If not fully understood, we recommend that all parties to the contract consult an attorney before signing.

Date: April 17, 2019

This is a Purchase and Sale agreement, provided at the auction sale herein referenced. By signing below, purchaser acknowledges the terms and conditions for purchase are incorporated herein and same are legally binding, it being the intent of the parties that the obligation of purchaser arising from the "Terms and Conditions" and this Purchase and Sale Contract, shall be deemed one and the same.

1. IDENTIFICATION OF PARTIES TO THE CONTRACT

A. SELLER

(even though the word "Seller" is singular, it refers to each and all of those who sign below as Seller).

B. PURCHASER

(even though the word "Purchaser" is singular, it refers to each and all of those who sign below as Purchaser).

2. PROPERTY TO BE SOLD

The property which the seller is agreeing to sell and which the Purchaser is agreeing to purchase is known as:

4929/4935 State Route 55, Ferndale, Town of Liberty, Sullivan County, NY Tax ID# 183689 40.-1-20

This property includes all Seller's rights and privileges, if any, to all land, water, streets, and roads annexed to, and on all sides of the property. The lot size of the property is approximately 1.34+/- acres.

3. ITEMS INCLUDED IN SALE

The following, if located on the property at the time of signing of the contract, are included in the sale, "as is:"

- A. All buildings and improvements,
- B. Lighting, heating and plumbing fixtures,
- C. Window shades, venetian blinds, traverse rods, curtain rods,
- D. All wall to wall carpeting,
- E. Storm and screen doors and windows,
- F. Water softeners (if owned by seller),
- G. All shrubbery, trees, and plants in the ground, and,
- H. Other items not listed above and which are included in the sale are listed here:

N/A

4. ITEMS EXCLUDED FROM SALE

The following items are excluded from the sale:

N/A

5. BUYER'S PREMIUM

It is clearly understood and agreed to by both the Buyer and the Seller that THE BUYER'S PREMIUM IS THAT PORTION OF THE COMMISSION WHICH IS BEING PAID BY THE BUYER. THE AUCTIONEER/BROKER REPRESENTS ONLY THE SELLER. If either the buyer or the seller should fail to perform on the contract the party responsible for failing to close on the property shall be responsible for the full commission due the Auctioneer/Broker. In the event the Buyer defaults, the funds held by the Auctioneer/Broker shall be retained to the extent of the full Buyer's Premium and the balance shall be remitted to the seller or his or her attorney.

6. FORFEITURE PROVISIONS

Buyer has heretofore deposited a sum of money at the auction to be approved to bid. Said sums are presently within a designated escrow account by the Auctioneer/Broker. The Buyer acknowledges that, in the event of default pursuant to the terms of this contract or a violation of the "Terms and Conditions" of the auction, the funds provided shall be forfeit and immediately released to the Auctioneer/Broker, as same represent liquidated damages. The foregoing shall not be construed as a penalty clause inasmuch as the terms and conditions for the auction identify this fact and inasmuch as the auction has already been conducted and Seller has committed to the Purchaser. The parties

hereto agree that it represents a fair, equitable and negotiated resolution to Seller's legitimate claim of default, and not a penalty.

7. PURCHASE PRICE

The Purchase Price is:

\$	(Dollars, U.S.)
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8. METHOD OF PAYMENT

The Purchaser shall pay the purchase price as follows:

A	\$.00	Bid tendered at Auction.
B	\$.00	Ten Percent (10%) Buyer's Premium. Purchaser agrees to pay this amount.
C	\$.00	Total sale/purchase price which includes the Buyer's Premium. (A+B=C)
D	\$2,500.00	Paid as a "Cash/Bank Check/Guaranteed Funds" down payment with this contract at Auction.
E	\$.00	Balance due in Cash, Bank or Certified Check at closing

9. MORTGAGE EXPENSES

A. Any mortgage recording tax, recording fee, expenses of drawing papers and any other expenses to be incurred in connection with procuring a mortgage shall be paid by the Purchaser.

B. Seller assumes all responsibilities regarding the filing of the required tax reporting forms with respect to the sale and transfer of this property.

10. SELLER'S TITLE

Seller will transfer to Purchaser all his right, title and interest in the property. Seller will convey title to purchaser subject to any easements of record; existing restrictions, covenants, conditions of record; zoning and environmental protection laws in existence as of this date so long as the foregoing does not render title uninsurable. Seller will deliver title that any reputable title company will insure. Buyer is responsible for ordering and paying for survey, title search and title insurance he desires.

11. DEED

The property shall be transferred from Seller to Purchaser by means of a BARGAIN & SALE DEED. The deed will be properly prepared and signed so that it will be accepted for recording by the County Clerk in the County in which the property is located. If the Seller is transferring the property as an executor, administrator, trustee, committee or conservator, the deed usual to such cases shall be accepted. Other type of transfer: N/A

12. NEW YORK STATE TRANSFER TAX.

The Seller agrees to pay New York State Real Property Transfer Tax as set by law, except mansion tax to be paid by buyer.

13. TAX AND OTHER ADJUSTMENTS

The following shall be adjusted between the Purchaser and Seller as of the date of possession.

- A. Rents, if any, as and when collected,
- B. Interest and mortgage escrow account, if any
- C. Taxes, sewer and water rents,
- D. Municipal assessment yearly installment, if any
- E. Fuel, if any

14. DATE AND PLACE OF TRANSFER OF TITLE

The transfer of title to the property from Seller to Purchaser will take place at the office of the lender's attorney if the Purchaser obtains a mortgage loan from a lending institution. Otherwise, the closing will be at the office of the attorney for the Seller. The closing will be completed with title transferred on or before June 17, 2019, time is of the essence.

15. POSSESSION

The purchaser shall be granted possession of the property at closing, provided transfer of title has occurred. The Purchaser recognizes that possession of the property is subject to the rights of any tenants on the property.

16. DOWN PAYMENTS:

It is agreed that any payments made by the Purchaser prior to transfer of title are to be deposited with the Selling broker. Down payment(s) will be held in an escrow account designated by the Auctioneer/Broker at which time broker shall apply the total payments to the brokerage fee due and any excess of down payment over and above the fee earned will go to the Seller unless there has been a forfeiture or an agreed and written agreement for distribution of funds which is contrary to the form provided herein. Any interest earned on down payments will be the property of ABSOLUTE AUCTIONS & REALTY. If the buyer fails to perform, the forfeiture provisions set forth in paragraph 6 shall apply to downpayment funds.

17. BROKER PARTICIPATION

The parties acknowledge that Auctioneer/Broker is acting as Seller's agent only. Buyer represents that no agent representing the buyer or any other such Broker will claim that they have procured this transaction unless a properly executed Broker Participation form is acknowledged by Auctioneer/Broker. In the event of any such claim outside of said Broker Participation from, Buyer shall bear full responsibility for any such claim and hold harmless and indemnify Seller or Auctioneer/Broker therefrom.

18. REMEDIES UPON DEFAULT

In the event there is no forfeiture pursuant to paragraph 6 or 16 above, seller shall have any other available remedy under New York law, including but not limited to, an action for damages, specific performance, declaratory judgment, injunctive relief, or any other recognizable claim. In the event of an action commenced in any court that possesses jurisdiction over the parties, the seller shall be entitled to recoup court fees, attorney fees, any costs associated with re-auctioning the property and/or re-marketing the property, and any other expenses reasonably related to buyer's default, from the defaulting party.

19. ENTIRE AGREEMENT

There are no representations made outside of the four corners of this contract, and the provisions hereinmade with respect to the Buyer's obligations are integrated and hereby incorporate the Terms and Conditions executed by Buyer on the occasion of the auction. Purchaser acknowledges this property is transferred as is, and there are no warranties, guarantees or promises which shall survive title. By execution of this contract, Purchaser acknowledges it has had ample opportunity prior to execution to inspect, review and observe and all conditions relative to the subject premises which would cause concern to a reasonable Purchaser. TERMS OF THIS CONTRACT WILL NOT BE MODIFIED IN ANYWAY UNLESS AGREED TO IN WRITING BY ALL PARTIES.

20. BINDING CONTRACT

Purchaser and Seller agree that they, their heirs, legal representatives, successors and assigns will be bound under this contract. A signed facsimile of this document will represent a fully executed contract.

21. OTHER TERMS: N/A

22. THE BUYER AGREES TO PAY ABSOLUTE AUCTIONS & REALTY A BUYER'S PREMIUM OF:

\$ _____ (_____ Dollars, U.S.) upon signing this agreement.

23. SELLER'S AGREEMENT TO PAY COMMISSION

Seller hereby accepts the above offer and agrees to sell on the terms and conditions set forth and agrees to pay Absolute Auctions & Realty a brokerage fee of \$N/A or N/A% of the selling price stated above.

DATE: _____

DATE _____

PURCHASER

SELLER

X _____

X _____

EIN/SS#_

ATTORNEY

ATTORNEY

() -
() - FAX

E-Mail:

E-Mail: