

REAL ESTATE PURCHASE AGREEMENT

Buyer(s) \_\_\_\_\_

agree(s) to purchase the Property described below and hereby delivers to Vintage Land Title, as a non-refundable deposit, in the amount of \$\_\_\_\_\_ (10% of the high bid) in the form of [ ] Cashiers Check [ ] Personal Check [ ] Cash [ ] Credit Card [ ] Wire Transfer - Received by Vintage Land Title on **7/2/2021**.

Seller: **Owner Of Property**

PROPERTY(S): **Legal Description For Property**

Also described **Street Address of Property** of **Dayton** County of **County** State of **Ohio** (the "property")

Included Items: Unless excluded herein, this sale includes the following items if presently attached to the Property: plumbing, heating, air conditioning, fixtures and equipment; water heater; built-in appliances; light fixtures and bulbs; bathroom fixtures; curtains, draperies and rods; window and door screens; storm doors and windows; window blinds; awnings; permanently affixed carpets; automatic garage door opener and accompanying transmitter(s); fencing; and trees and shrubs. And N/A\_\_\_\_\_

Excluded Items: N/A\_\_\_\_\_

The property is being sold "AS IS, WHERE IS" without warranty or guarantee of any kind. Buyer has been given ample opportunity and encouraged to perform his/her own independent inspections, investigations, inquiries and due diligence concerning the described property before bidding on the property.

**Buyer(s) Initials** \_\_\_\_\_

PURCHASE PRICE. The total purchase price for the property is:

\$ \_\_\_\_\_ (a) Winning bid

\$ \_\_\_\_\_ (b) Buyers premium (6% of the winning bid)

\$ \_\_\_\_\_ (c) Total purchase price: *Total of lines (a) and (b)*

Method of payment - The purchase price will be paid as follows:

\$ **(10% of high bid)** (d) Non-refundable deposit: Buyer authorizes Mayo Auction & Realty to disburse the non-refundable deposit to the Seller if buyer does not close on the property by **7/9/2021**.

**Buyer(s) Initials** \_\_\_\_\_

\$ \_\_\_\_\_ (e) Balance: *Line (c) less line (d)* to be paid by certified funds on or before closing

Additional closing fees to **Vintage Land Title** Buyer & Seller will be responsible for customary closing costs issued by the title company.

If the buyer(s) obtain secondary financing, the buyer(s) is responsible for payment of any closing costs, title policy, recording fees.

The invalidity of any portion of this agreement will not and shall not be deemed to affect the validity of any other provisions. In the event any provision of the agreement is held to be invalid, the parties agree that the remaining provisions shall remain in full force and effect.

