

# PRE-AUCTION OFFER AGREEMENT

## Commerical and Residential Real Estate Auction in Mansfield, Tioga County, PA



This Pre-Auction Offer Agreement (this "Agreement") is made and entered into as of \_\_\_\_\_ and remains open until \_\_\_\_\_. If not accepted in writing by that date, the offer shall be void.

Name (Seller): 2848 MAIN LLC  
Address: 620 W Main St, Elkland, PA 16920

Name (Purchaser): \_\_\_\_\_  
Address: \_\_\_\_\_

In consideration of the mutual promises and agreements hereinafter set forth, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties to this Agreement, intending to be legally bound, agree as follows:

**1. Offer.** Purchaser hereby submits this offer to purchase the Property described below, prior to the scheduled auction date. Seller may accept, reject, or counter this offer.

### **2. The Property.**

Municipality: Mansfield Boro

County: Tioga

State: Pennsylvania

Zip Code: 16933

Lot Number(s) \_\_\_\_\_ Parcel Number(s) \_\_\_\_\_

Acreage (approx.): \_\_\_\_\_

### **3. Offer Price.**

Purchaser offers to purchase the Property for \$\_\_\_\_\_.

*This is the total purchase price. No buyer's premium will be added.*

### **4. Deposit.**

Deposit amount: \$\_\_\_\_\_ (\$25,000.00 if not specified)

Deposit is due within one business day of acceptance.

### **5. Settlement.**

Settlement shall occur on or before \_\_\_\_\_.

Seller's Initials: \_\_\_\_\_

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Buyer's Initials: \_\_\_\_\_

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### 6. Transfer Taxes.

All real estate transfer taxes shall be paid by the Purchaser unless otherwise stated here

\_\_\_\_\_.

### 7. Buyer Agent.

Buyer is not represented by an agent YES / NO (circle one)

Agent Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

License #: \_\_\_\_\_

Commission Requested: \_\_\_\_\_ (3% if not specified)

### 8. Additional Terms.

☐ This offer is non-contingent (no financing, inspection, or appraisal).

☐ Buyer affirms all due diligence has been performed or waived.

☐ Property is sold AS IS, WHERE IS, with all faults.

☐ \_\_\_\_\_

### Buyer Signature(s):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

### Seller Response

☐ Accepted

☐ Counter Offered (see attached terms)

☐ Rejected

### Seller Signature(s):

\_\_\_\_\_ Date: \_\_\_\_\_

Offers should be submitted to Mike Keller at [mike@hkkeller.com](mailto:mike@hkkeller.com).