



JAY EDWARDS & ASSOCIATES, LLC

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Real Estate Auction Specialists

TERMS OF PUBLIC AUCTION

FRIDAY, JULY 31ST, 2020 @ 11AM

1226 HILLDALE RD., BALTIMORE, MD 21237

- **RE TERMS: \$10,000.00** DOWN IN CASH CASHIER'S OR CERTIFIED FUNDS TODAY WITH AWARD OF HIGH BID.
- **10% BUYERS PREMIUM** ADDED TO SALE PRICE.
- DEPOSIT HELD IN ESCROW AND APPLIED AGAINST THE PURCHASE PRICE.
- SETTLEMENT ON OR BEFORE **SEPTEMBER 29TH, 2020; TIME IS OF THE ESSENCE.**
- TAXES AND ALL OTHER CHARGES AGAINST THE PREMISES WHICH OCCUR ON AN ANNUAL BASIS ARE ADJUSTED TO THE DATE OF SALE AND ASSUMED THEREAFTER BY THE PURCHASER.
- NO INTEREST TO BE CHARGED FROM THE DATE OF AUCTION TO THE DATE OF SETTLEMENT.
- THE COST OF ALL-DOCUMENTARY STAMPS, RECORDATION TAX AND TRANSFER TAX IF REQUIRED BY LAW ARE TO BE PAID BY THE PURCHASER.
- **THE PROPERTY IS BEING SOLD AS IS WITH NO WARRANTIES OR GUARANTEES WHATSOEVER OTHER THAN THE TITLE TO THE PROPERTY TO BE FREE AND CLEAR OF ANY LIENS OR MORTGAGES AT SETTLEMENT. AS IS PORTION OF CONTRACT WOULD INCLUDE THE CONDITION OF ANY WELL & SEPTIC SYSTEMS AT OR IN USE ON THE PROPERTY.**
- TAXES ON THE PROPERTY FOR THE YEAR 2020 ARE APPROXIMATELY:

\$2,378.89

Baltimore Co., MD

