

INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS: On this Day, Monday, April 25, 2022 at _____ PM I, Mark E. Dixon III, will act only as the agent in behalf of Norb Kuta (P.O.A) for Helen Kuta in the offering, and or Sale of this property located at: #2074 Neal Rd. Homer City, Pa 15748. Also known as Parcel No. 12-046-205.01A; Deed Book 569-261, here in Center Township, Indiana County of Pennsylvania to be offered as according to the present deed where is as is, in its now present condition.

TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

PROPERTY LINES: The Buyer will purchase the property within the boundaries described within the present deed.

ZONING & DEED RESTRICTIONS: None

RIGHT OF WAYS: Utilities

WATER: Public

SEWAGE: Public

CHATTELS: Included within the Sale of the property are the following: Light Fixtures, Ceiling Fans, Gas Stove, Refrigerators, Wall Heater, Washer, Dryer, Laundry Tub Sink, Kitchen Base Cabinet, Patio Sun Screen and any remaining personal property at time of closing.

PROPERTY INSPECTIONS: Any Bidder interested in this property that has not taken the opportunity to conduct any inspections during the promotional period prior to this day, shall now waive all rights to do so.

REALTY TRANSFER TAX: a 2% Realty Transfer Tax will be paid by the Buyer. So if you buy this property, for every \$1,000., you will pay \$20.00 in Realty Transfer Tax.

TAX PRORATION: The Township and County Real Estate Taxes will be calculated on an annual basis as of the day of closing. If the County & Township Taxes are \$415.06 for the year, the Buyer will be responsible for \$1.14 per diem for each remaining day of the year of 2022. The school real estate taxes will be calculated on a fiscal basis as of the day of closing. If the taxes are \$1064.83 for the current school year, the Buyer will be responsible for \$2.92 cents per diem for each remaining day of the fiscal school year as of the day of closing.

MONEY DOWN: The successful Bidder in the purchase of said property at the time of Sale, will be required to put 10% Down upon the signing of a Sale Agreement. The Balance of the purchase price will be due upon delivery of Deed.

CONDITION OF DEED: All Bidders will be bidding on a deed free and clear of all encumbrances. The rights to or the reservation of any or all coal, oil, gas, or any other mineral rights will be as according to the present deed. In the event, the Seller fails to provide a clear title, the Buyer's deposit will be returned.

Buyer's Signature

Date