

**Real Estate Auction  
Philadelphia District Attorney's Office  
Thursday, November 3, 2011  
Terms & Conditions**

1. All bidders must present photo identification at the time of the auction.
2. A \$ 3,000 **NON-REFUNDABLE** deposit in cash or certified check per property is required from the high bidder. The balance of a 10% deposit on properties selling over \$ 30,000 will be required within 7 days.
3. High bidder must sign an agreement of sale.
4. The high bidder and the next two under bidders **must** be interviewed by District Attorney's Office on the day of the auction. If you are not interviewed on the day of the auction, you will not be permitted to purchase the property.
5. Purchaser must meet the approval of the District Attorney's Office. Properties sell subject to the confirmation of the Philadelphia District Attorney's Office on or before Friday, November 11, 2011.
6. You may not buy a property if you are in any way related to, or associated with the person from whom the property was seized.
7. Prior to settlement, the condition of the property/properties is/are the responsibility of the buyer, even in the event of fire and/of vandalism, effective November 3, 2011. High bidders may install their own locks and secure the property with the approval of Barry S. Slosberg, Inc.
8. Some properties may be removed from the auction sale list up to settlement date of Friday, December 23, 2011. If this happens, all monies paid to that point will be refunded.
9. The bidder may not assign the property or properties to another purchaser before settlement. The individual registered to bid must be named as the purchaser of the property.
10. Properties are sold "AS IS" and subject to all liens and encumbrances. Sale is not subject to obtaining a mortgage, EPA, environmental, lead paint, radon, termite, cosmetic, structural, mechanical or any other conditions.
11. The District Attorney's Office and Barry S. Slosberg, Inc. take no responsibility for past and/or outstanding mortgages, liens, encumbrances, debts, endorsement, loans, code violations, etc. on these properties.
12. Delinquent Philadelphia real estate taxes and water bills existing prior to date of settlement will be forgiven, **except real estate tax liens that have been transferred by the city to another entity.**
13. Properties are being sold without title insurance and settlement is not subject to the availability or feasibility of title insurance.
14. Properties will be sold unoccupied, with no tenants.
15. The District Attorney's Office and/or its agent may, but is not required to, remove personalty from the properties prior to settlement.
16. Additional fees include a 10% buyer's premium (auctioneer's commission) and \$225 per property (document preparation).
17. Settlement by Quit Claim Deed is on or before Friday, December 23, 2011 at the offices of Barry S. Slosberg, Inc.
18. Fees for electronic filing of deed are \$210.00 and full transfer tax of 4% on fair market value of property is to be paid by the purchaser at the time of settlement. Deeds will be recorded by the auctioneer.
19. The following document will be given to purchaser at settlement.
  - a. Quit Claim Deed
  - b. Agreement
  - c. Court Forfeiture Order
  - d. Tax and water exempt letters
  - e. Recording information summary
  - f. Philadelphia Real Estate Transfer tax certificate

**Barry S. Slosberg, Inc. Auctioneers/Appraisers AU-1487-L  
2501 E. Ontario St., Phila PA 19134  
215-425-7030 [www.bssauction.com](http://www.bssauction.com)**

Under penalties of law or ordinance, I declare that I have examined this form, including accompanying information.

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

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