

SALE AGREEMENT FOR REAL ESTATE AT AUCTION

1. The property, being known as, 6147 Vine St. Philadelphia, PA 19139,
is hereby offered for sale by public auction on this 1st day of May, 2026, by OneKeyHomes PHL, LLC (hereinafter referred to as "Seller"), upon the following terms and conditions.
2. The property is offered with reservation, and the Seller expressly reserves the right to reject any and all bids submitted. The highest bidder shall be declared by the auctioneer to be the Purchaser, subject to the Seller's right to reject all bids. The successful bidder shall immediately execute this Sale Agreement for Real Estate at Auction. In the event of any dispute among bidders, the property may be re-offered for bidding or withdrawn at the Seller's sole discretion. If a bid is not accepted by the Seller, bidding may remain open for a period of up to thirty (30) days following the date of the auction.
3. Title to the property shall be conveyed as good and marketable, free and clear of liens and encumbrances, but subject to all applicable zoning regulations, subdivision regulations, restrictions, easements, and rights-of-way of record or apparent. There is no guarantee or warranty as to the precise area of the property. The deed conveying the premises shall contain a covenant of special warranty. In the event that such title cannot be conveyed, the Seller may declare the sale null and void and return the deposit to the Purchaser, whereupon the Purchaser shall have no further claim against the property or the Seller. Title company is NBSS, LLC Title, no acceptations.
4. The property is being sold strictly "**AS IS, WHERE IS,**" without any warranty, guarantee, or representation as to its condition, fitness, or permitted use, including all land, fixtures, equipment, and improvements. No sale shall be invalidated, nor shall any compensation or damages be awarded, due to any condition or defect of the property. The Purchaser acknowledges that they have inspected the property and are relying solely upon such inspection and not upon any representations made by the Seller, Seller's agents, auctioneer, or their employees. Any personal property remaining on the premises at the time of settlement shall become the responsibility of the Purchaser.
5. A deposit in the amount of ten percent (10%), \$ 10,000.00, shall be paid in cash, certified funds, wire transfer, cashier's check, or pre-approved check, either prior to or immediately following the conclusion of the auction upon being declared the successful bidder.
6. Final settlement shall occur on or before May 20th 2026, but in no event later than forty-five (45) days from the date of this Agreement, at a location designated by the Seller. At settlement, the deed shall be delivered and possession granted. Time is of the essence. In the event the Purchaser fails to complete settlement within the specified time, the Seller may retain all deposits as liquidated damages and resell the property or pursue any remedies available at law or in equity. Formal tender of the deed is hereby waived.
7. At settlement, all state and local realty transfer taxes shall be shared equally between the Seller and the Purchaser. Real estate taxes, water and sewer charges, and any other applicable charges shall be prorated as of the date of settlement.
8. The Seller shall bear the risk of loss or damage to the property until settlement. In the event of damage due to fire or other casualties, the Purchaser shall have the option to terminate this

Agreement and receive a full refund of the deposit, or to proceed with the purchase and accept any insurance proceeds payable to the Seller. The Purchaser may insure their equitable interest in the property upon execution of this Agreement.

9. This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, and assigns, and shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.
10. All parties acknowledge receipt of a fully executed copy of this Agreement, along with the Seller's Property Disclosure Statement and Lead-Based Paint Disclosure Addendum, if applicable.
11. A buyer's premium equal to ten percent (10%) of the final bid price shall be added to the successful bid amount and shall be payable by the Purchaser to AC Auctions LLC at the time of settlement.
12. Designated Title Company - "Buyer & Seller have designated NBSS, LLC Title as the exclusive title and settlement agent for this transaction. Buyer acknowledges and agrees that use of NBSS, LLC Title is mandatory, without exception. Buyers shall not select or substitute any other title company. Closing shall be conducted through NBSS, LLC Title in accordance with its standard procedures and requirements."

_____ **Date:** _____
SELLER(S): Authorized Representative

_____ **Date:** _____
PURCHASER(S): Printed Names:

Purchase Breakdown:

(a) First Deposit paid (held by Auction Company or Title Co): \$ _____

(b) Second Deposit totaling 10% (held by Auction Co or Title Co): \$ _____

(c) Buyer's premium of ten percent (10%) of the final bid price \$ _____

(b) Balance due at closing: \$ _____

Total Purchase Price: \$ _____

This Agreement of Sale constitutes a legally binding contract, and by execution hereof, the parties acknowledge that they have read, understand, and agree to be bound by all terms and conditions herein in accordance with the laws of the Commonwealth of Pennsylvania.