

**SAMPLE CONTRACT OF SALE and RECEIPT OF
DEPOSIT**

Date: 10/24/2024

Purchaser: Jon Q. Public
Address: 123 Main Street
City: Anytown, NY 12345
Phone: 518-123-4567

Bidder Number: 123
Social Security No. or Fed ID Number: 123-45-6789

I hereby agree to purchase the property known as Auction Lot No: 1 , State Highway 30, Town Of: Duanesburg, County of Putnam, State of New York, Tax Map No: 12.34-5-67 and agree to pay the bid price of \$4,000.00 plus the 7% Buyer's Premium of \$280.00 with closing/transfer costs, property and school tax, if applicable, for the said property on the terms contained in the TERMS AND CONDITIONS OF THE SALE and additional documents signed by and agreed to by me and made part of this contract.

It is understood and agreed that the conveyance will be by TO BE DETERMINED with any conditions as determined by the County to be executed subsequent to receipt of all money due in accordance with the TERMS AND CONDITIONS OF SALE.

I have deposited with Putnam County Commissioner of Finance the sum of \$400.00 which represents the down payment to be applied to the purchase price. Additionally, I unconditionally acknowledge payment and release of the full non-refundable buyer's premium and advertising fee collected to the Auction Company, for its sole use, auction day. The down payment, advertising fee and buyer's premium/fee shall be forfeited as liquidated damages if the PURCHASER fails to comply with the TERMS AND CONDITIONS OF THE SALE as indicated therein. This contract is not assignable, transferable or negotiable.

Buyer: Jon Q. Public

Buyer:

Tax ID: 123-45-6789

Tax ID:

Receipt of (680.00) NON-REFUNDABLE down payment and buyer's premium is hereby acknowledged.

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Buyer's Purchase Price and Fees:

Bid Price:.....	\$4,000.00
NYS Transfer Tax:	\$5.00
RP-5217 Filing Fee:.....	\$250.00
Deed Preparation Fee:	\$46.00
Deed Notification Fee:	\$10.00
Deed Recording Fee	\$10.00
Pro-rated Town/County/School Tax.....	TBD
SUB – TOTAL:	\$4,321.00

Less Down Payment:..... \$400.00

BALANCE DUE by November 15, 2024, in cash or certified check: **\$3,921.00**

NOTE: Balance Due does not reflect Town/County/School Taxes Due

7% Buyer's Premium paid on or before November 1, 2024:..... \$280.00