

**Typical Foreclosure Terms**  
*(Terms may vary...see actual Legal Ad)*

**Terms of Sale:** \$\_\_\_\_\_ cash, cashier's check or by certified check, or in such other form as the Trustees may determine acceptable, in their sole discretion, will be required of the purchaser (other than the above named Note holder) at the time and place of sale, balance of the purchase money in cash upon final ratification of sale by the Circuit Court for \_\_\_\_\_ County/City and to bear interest at 10%, per annum from the day of sale to the day of settlement. In the event the above named Note holder purchases the property, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. All charges for conveyancing, recording, stamp taxes, transfer taxes, certificate of title, etc., to be at the cost of the purchaser. All charges for private water, private sewage, private front-foot benefit charges and all other private utility charges, including legal fees assessed on behalf of private utility companies, to be at the costs of the purchaser, regardless of the date of accrual of said charges. All other expenses, water rent, and real estate taxes and all other assessments and public charges, payable on an annual basis including special paving tax, if any, to be adjusted to the date of sale, and assumed thereafter by the purchaser. It shall be the purchaser's responsibility to obtain possession of the property in the event it is occupied.

Time is of the essence and terms of sale are to be complied with within ten days after final ratification thereof by the Court, otherwise the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. This sale is subject to Ratification by the Circuit Court for \_\_\_\_\_ County/City. If the sale is not ratified, or if for any reason the Substitute Trustees are unable to convey clear, marketable title, the sale shall be void and the purchaser's sole remedy shall be the return of the deposit.

\_\_\_\_\_  
SUBSTITUTE TRUSTEES

Substitute Trustees'

Case No. \_\_\_\_\_