



REAL ESTATE TERMS:

115 & 119 Oxmoor Road

We look forward to your bidding but in order to do so, the following terms are in effect for this auction:

- An Auction fee (Buyer's Premium) of 10% will be added to the high bid to establish the final contract price (FCP).
- An earnest money payment is required from the winning bidder immediately upon the property being pronounced: "SOLD." The amount of the earnest money will be calculated as follows:

For the residence and adjacent tax parcels (sold as one unit) 10% or \$20,000, whichever

- Be prepared to either 1) write a good personal or business check accompanied by a current letter from your bank regarding funds available and dedicated to cover the deposit check (see the sample on our website) or 2) pay \$20,000 by cash or cashier's check, along with your good check to equal the 10% deposit.
- Property sells "AS IS—WHERE IS"
- Earnest money is non-refundable if the purchaser fails to close within 40 days.
- All survey and closing costs are paid by the purchaser.
- Granger Thagard works only for the seller as the agent.
- Announcements from the auction stand take precedence over previous oral statements, online posts, and printed material.