

REAL ESTATE TERMS:

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

- Auction Fee (aka Buyer's Premium) is 10% of the highest bid. Fee will be added to the winning bid to establish the Final Contract Price (FCP).
- Earnest money is 10% of the FCP, and will be required from winning bidder immediately after pronouncement of "SOLD".
- Acceptable forms of payment of earnest money: 1) Cash, 2) Cashier's Check, 3) Check accompanied by a current letter from bank stating funds are available (see sample on our website).
- Earnest money is **NOT** refundable if purchaser fails to close within 40 days from auction date.
- Property sells "AS IS-WHERE IS".
- As a term of sale, closing will be provided by Gene Gray, P.C., without exception, and will be paid by the purchaser.
- As a term of sale, title is provided by Alabama Title Company, without exception, and will be paid by the purchaser.
- Granger Thagard works only for the seller, as its agent.
- Announcements from the auction stand take precedence over previous oral statements, online posts and printed material.