

# REAL ESTATE TERMS:

We look forward to you 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:
  - 10% of the total contract price
- Be prepared to either 1) write a good personal or business check backed with 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 \$35,200 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 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.
- The Seller and Auctioneer reserve the right to withdraw the property from the auction at any time prior to the commencement of bidding if an offer is made under the auction terms and accepted by the Seller outside the auction process. In such event, the Auctioneer may cancel the auction without liability to any registered bidder, prospective purchaser, or other party. Notice of such cancellation shall be provided by posting on the Auctioneer's official website and may be supplemented by other reasonable means of communication.
- Announcements from the auction stand take precedence over previous oral statements, online posts and printed material.