



TERMS OF SALE

Multi-Property Auction Sunday August 15, 2010

- **Registration at the auction finalizes each bidder's consent to the terms and conditions of sale.** NO BID MAY BE MADE unless bidder has registered and received a Bidder's Card and Sale Day Notices and agreed to be bound by the terms of sale in the Purchase and Sale Agreement, as such are final upon you becoming the winning high bidder.
- **All Properties are being sold "AS IS, WHERE IS".** There are no guarantees of any kind other than as expressly set forth in the Purchase and Sale Agreement. Buyers shall rely entirely upon their own inspection and information. Kist Auction LLC represents the Sellers only and does not inspect properties on bidder's behalf.
- **Selling Order:** The selling order will be determined by the auction company on the day of the auction.
- **Properties will be sold either with a Fee Simple or Subject to title.** Current year's taxes are pro-rated through day of closing. Buyer is responsible for the purchase price composed of bid price and buyer's premium and closing costs including but not limited to all transfer required to be paid to record the deed.
- **Winning high bidders must make a non-refundable deposit for each property purchased.** The balance of the purchase price including the 6% buyers premium and closing costs are to be paid as set forth in the proposed Purchase and Sale Agreement. Settlement is to be made within 60 Days which is Thursday October 14th 2010.

Land- \$1,000.00 deposit

Residential under \$1,000,000.00 - \$5,000.00 Deposit

Residential over \$1,000,000.00- \$10,000.00 Deposit

- **Bidding starts at the nominal Opening Bid(s) indicated and is open to the public.** The Auctioneer will call the sale and control any increments of bidding. The auctioneer and/or seller reserve(s) the right to reject any or all bids. The auctioneer reserves the right to accept confidential and/or absentee bidding.

