

TERMS AND CONDITIONS of REAL ESTATE AUCTION

444 Alton Indpls. 46222

DOWN PAYMENT:

Successful bidder to sign Purchase Agreement contract and provide non-refundable down payment of 20% of purchase price day of sale.

EVIDENCE of TITLE:

Seller to provide Title Insurance Policy in the amount of the purchase price.

DEED:

Seller to provide Warranty deed to buyer.

CLOSING:

To be within 21 days of accepted Offer.

POSSESSION:

Seller to give possession to buyer at closing.

TAXES:

Taxes to be prorated.

BUYERS PREMIUM:

A 10% Buyers Premium will be added to the final bid price and included in the total contract price whether sold day of sale or prior to sale.

NEW DATA & CHANGES:

Any changes, corrections or additions to be announced before the start of the auction take precedence over any oral or printed statements.

BROKER PARTICIPATION:

If buyer is represented by broker, a 3% brokers commission will be paid out of the Buyer's Premium at closing to Broker. Broker/agent must be registered before sale and must have accompanied their client to property prior to auction.

AGENCY DISCLOSURE:

Auction Co., Auctioneer, listing agent & listing Broker are Seller's Agents but have a responsibility to be honest to all buyers.

Disclaimers & Absents of Warranties:

All information contained in this brochure and all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. Announcements made the day of the auction and during the time of the sale will take precedence over previously printed material or any oral statements made and will then be included in the written Purchase Agreement. Each potential bidder is responsible for conducting his/her own independent inspections, investigations, inquires and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller, Realty Auction One, Prudential Indiana Realty Group, listing Broker or the Auctioneer. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person(s) from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Pam Roessner-Smith Realtor / Auctioneer AU08700094

Realty Auction One

(317) 319-3326 1-800-289-8494 (317) 566-1833 fax

Signature _____
(Seller)

(Buyer)

Date _____