

AUCTION TERMS

- **TERMS:** The successful purchasers will be asked to sign the Seller's real estate purchase agreement on the sale day and make an earnest money deposit equal to ten percent (10%) of the contract price. Sale will close within thirty (30) days after the date of the auction, at which time the purchaser will pay the balance of the purchase price. A 10% buyer's premium will be added to all purchases to arrive at a contract price. Seller to pay real estate transfer tax. Purchaser will pay all other closing costs.
- **DISCLAIMER:** The information contained in this brochure and all related materials are subject to the terms and conditions of the purchase agreement. The property is being sold on an "AS-IS, WHERE-IS, WITH ALL FAULTS" basis. The property will be sold for all cash. Each bidder must conduct and rely solely on their own investigation and inspection, including but not limited to lead based paint for compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992. Please review all information and seek appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over any prior oral statements or written material except for the fully executed purchase agreement and subsequent closing documents. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. Both properties will be sold subject to Seller's confirmation within forty-eight (48) hours.
- **SURVEY:** Both properties will be selling by Tax Card, the Deed, and the Plat of Record, where available, from the county where the property is located. Lot dimensions are based on county records, where available. Buyer shall be responsible for the cost of survey should they choose to have one performed.
- **AGENCY DISCLOSURE:** In this transaction Butch Morton #1 Realty & Auction is acting as agent for Seller, not as Buyer's agent, but does not have authority to make representations on behalf of the Seller with respect to any matter.
- **REGISTRATION:** Registration available on-site two hours prior to auction. For early registration info and/or viewing appointments, you may call 770-464-1114.
- **DIRECTIONS:** I-20E to left on Hwy 11 (Social Circle Rd). Go thru traffic light to the two houses on right, just past the BLUE WILLOW INN.

BUTCH MORTON, AUCTIONEER, GAL#3672