

REAL ESTATE AUCTIONS

TERMS & CONDITIONS

1. Any announcements made today take precedence over any other printed materials.
2. 10% Buyer's Premium will be added to final bid price and become part of the total contract price.
3. 10% of sale price (final bid plus Buyer's Premium) NON-REFUNDABLE DEPOSIT due immediately following the auction with balance due at closing, within 30 days. Deposit money will be accepted in the form of CASH or CERTIFIED FUNDS made out to Winslow Auctions, Inc., Real Estate Division.
4. All properties are being sold AS IS, WHERE IS with NO WARRANTIES implied, with all defects or faults.
5. Auctioneer reserves the right to determine bid increments.
6. Bidder acknowledges that once a bid is offered, bidder shall be bound to the bid until Seller, through Auction Company, has accepted or rejected the bid.
7. Buyer/Buyer's Agent/Buyer's Broker is urged to conduct due diligence of his inspection of the property and confirm all information relevant to the auction and property prior to bidding. Failure to do so shall be the Buyer's sole responsibility and the Seller/Seller's Broker/Auction Company shall have no liability whatsoever.
8. Any person bidding on behalf of another person or entity must have a fully executed, legally enforceable, recorded, and unexpired power of attorney approved by the Seller/Seller's Broker/Auction Company prior to the auction.
9. By registering to bid in the auction, Buyer acknowledges having previously received and read these Terms & Conditions, understands and fully accepts all terms included in documents unconditionally.
10. These auction sales are not contingent upon Buyer's ability to obtain financing of any amount and under any terms.
11. Buyers' Brokers are to be compensated by Buyers.

(11/09)