

# TERMS AND CONDITIONS



**Auction Sale #917: Yadkin County**  
**Walnut Avenue, Yadkinville, NC 27055**  
**Tax Parcel: 132311**

**Terms of Sale:** All property sold AS-IS WHERE-IS with no repairs. Bidders should perform all inspections at least 10 days prior to the auction sale. All sales are final. The property is being sold subject to confirmation sale.

**Registration:** All buyers must register and provide proof of funds. All bidders must be registered. Bids will be accepted from registered bidders only. Forms are available online or by request from the auction company.

**Inspections:** All inspections must be conducted at least 10 days prior to the auction sale.

**Agency:** Auctioneers are Agents of Seller.

**Bidding:** Auctioneer determines bid increments. The seller reserves the right to bid to protect their interest.

**Buyer's Premium:** Buyer's premium is 10% of the total selling price. Amount is due at time of bid acceptance. Buyers will be required to sign a North Carolina "OFFER TO PURCHASE AND CONTRACT" in addition to all standard forms at the time of bid acceptance.

**Deposit on Real Estate:** A deposit of 10% of the high bid amount is required. All bidders must provide proof of funds to close within 30 days. Deposit is to be by cashiers check or pre-approved check, made payable to SWIFT AUCTION SALES, INC. Personal checks must be accompanied by proof of funds available on the day of sale from the bank on which the check is drawn.

**Closing:** The balance of purchase price is due and closing must be completed on or before 30 days from auction date.

**Transfer of Title:** The real estate will be conveyed by a general warranty deed.

**Announcements:** All announcements made during the sale override print or internet information. Seller may accept a pre-auction bid and call the sale closed without notice.

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DATE

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**Sam and Deborah Swift, CRS,GRI - Senior Principal Brokers/Auctioneers**  
**Swift Auction Sales, Inc. • 243 North Bridge Street, Elkin, NC 28621**  
**ph: 336-526-7770 fx: 336-835-7776 em: [deborah@swiftauctions.com](mailto:deborah@swiftauctions.com)**  
**NCAF 6193 NCAL 4404 NCAL 6901**  
**[www.SwiftAuctions.com](http://www.SwiftAuctions.com)**