

TERMS AND CONDITIONS



Auction Sale #994: Wilkes County "Northwoods" Development, Hays, NC 28635

Lot 4, parcel ID 1604374	Lot 5, Parcel ID 1604375	Lot 6, Parcel ID 1604376	Lot 7, Parcel ID 1604377
Lot 8, Parcel ID 1604378	Lot 9, Parcel ID 1604379	Lot 10, Parcel ID 1604380	Lot 12, Parcel ID 1602382
Lot 15, Parcel ID 1604385	Lot 16, Parcel ID 1604386	Lot 17, Parcel ID 1604387	Lot 18, Parcel ID 1604388
Lot 19, Parcel ID 1604389	Lot 20, Parcel ID 1604390	Lot 21, Parcel ID 1604391	Lot 22, Parcel ID 1604392
Lot 23, Parcel ID 1604393	Lot 24, Parcel ID 16043934	Lot 25, Parcel ID 1604395	Lot 27, Parcel ID 1604397

Dowell Ridge Rd, Parcel ID 1604742

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 5% 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 cashier's 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.

BUYER SIGNATURE

DATE

BUYER SIGNATURE

DATE

SELLER SIGNATURE

DATE

SELLER SIGNATURE

DATE