

TERMS AND CONDITIONS

Auction Sale #1061: Wilkes County
8 Walker Rd, Elkin, NC 28621



Terms of Sale: All property sold AS-IS WHERE-IS with no repairs. 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 to be conducted 10 days prior to bid confirmation.

Agency: Auctioneers are Agents of Seller.

Bidding: Auctioneer determines bid increments. The seller reserves the right to bid to protect their interest. Pre-auction bidding acceptable.

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 Auction to Purchase 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 *wire transfer* or *personal check* with proof of funds and all bank contact information to be deposited upon delivery. 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.

SIGNATURE

DATE

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Sam and Deborah Swift, CRS,GRI - Senior Principal Brokers/Auctioneers
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