

**Terms and Conditions****Bidder's Registration**

All prospective buyers must register to bid. Certified funds of **\$25,000** made payable to Criterion Properties, LLC will be required, or a verifiable Bank Credit Letter, to bid at the auction. A **5%** buyer's premium will be added to final bid and included in total contract price. **A 5% non-refundable down payment, inclusive of the buyer's premium, will be due immediately after being declared the buyer.** This amount will be applied to the purchase price and will be deposited in the broker's or closing agent's escrow account. The Responsible Broker is Criterion Properties, LLC. The registration funds will be immediately returned in the event the bidder is unsuccessful.

**Online & Phone Bidding**

Online & phone bidding registration must be completed 48 hours prior to the auction. All terms will apply as if participating at the auction in person. An additional **1% technology fee, maximum of \$5,000**, may be added to your final purchase price if you are the successful winning bidder.

**Closing**

The balance is due in cash or new loan at closing within **30 days**. A General Warranty Deed will be supplied by the seller at the seller's expense giving marketable title subject to restrictions of record. Taxes & Home Owners Association fees are pro-rated. Title insurance will be at the buyer's expense.

**Property Information Package**

A Package of information has been assembled for this property, which may include a preliminary title report, area description and a seller's property disclosure along with other pertinent information. All information is deemed reliable but not guaranteed. Buyer is responsible to verify package contents.

**Property Inspection**

Preview of the property is essential. Property will be sold **"as is, where is," with NO contingencies**. Property will be sold subject to easements, restrictions, zoning and other matters of record.

**Conduct of Auction**

Conduct of auction and bidding increments are at the discretion of Auctioneer, who reserves the right to deny any person admittance to the auction. **Seller reserves the right to cancel the auction at any time prior to the start of bidding.**

**Broker Participation Invited**

Brokers and/or buyer's agents must register their bidders **48 hours in advance** subject to established Auction guidelines. Please see **Participating Broker's Agreement**.

**For More information Contact Al Lorenz at Criterion Properties, LLC 509-630-6769**