AUCTION TERMS & CONDITIONS TERMS ON REAL ESTATE: At the end of the auction, the Successful Bidder will sign a real estate sales contract by 5:00 PM THE DAY AFTER THE AUCTION CLOSES and pay a Non-Refundable 10% deposit with the balance due at closing or by 45 days from date of closing of auction. A 10% buyer's premium will be added to the bid price to become the contract purchase price. Inspections are welcome and must be done prior to auction. The high bidder's credit card may be immediately charged $2500 after the auction, but refunded when deposit is made.

Preview for Real Estate: *see preview times

AGENCY DISCLOSURE: In all transactions, the Auctioneer is acting as agent for the Seller. Disclaimer: Information herein and as might otherwise be provided is from sources deemed reliable, but United Country Virginia Realty or the Seller, make no warranty or representation to accuracy. United Country Virginia Realty and the Seller expressly disclaim any liability for errors, omissions, or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property. The property is sold 'As-Is' with any and all faults. All sales are subject to seller confirmation. Auctioneer reserves the right to add or delete due to prior sale or otherwise. Individuals agree that the Auction Co., its representatives or the Seller are not responsible for any damage to person or property while on the premises. **Call 434-917-0778 or email bbaker@unitedcountry.com for complete terms

REPRESENTATION: United Country Virginia Realty and its agents represent the Seller only.

INDIVIDUAL PURCHASES: Individual purchases are to be considered as a single transaction not contingent upon acceptance of any other bids by the Seller. Auctioneer has the right to sell this property in any form or fashion that is legal and ethical in order to produce the best offer for the Seller. Buyer will receive a Deed free and clear of all liens except recorded easements and rights of way at closing.

CONDITIONS OF SALE: It is the responsibility of the buyer to personally inspect the property being sold and to bid accordingly based on his/her judgment. All inspections which may constitute a condition of sale must be completed prior to auction. The seller or auctioneer is not responsible for, and has no liability for issues relating to auction property which are discovered or arise after the Auction has taken place. The successful bidder will be required to sign the purchase agreement with no modification, (sample can be emailed to you upon request). This is a cash transaction and is not subject to the Buyer obtaining financing or any other contingency. Seller will not do any work to the property, including but not limited to repairs, cleaning, or otherwise. Buyer acknowledges that prior to executing this agreement buyer was provided a copy of the agreement and prior to execution reviewed the agreement to buyers' satisfaction.

CONFIRMATION: Seller will confirm acceptance or rejection of any (or all) bid prior to 5pm ON THE SECOND BUISNESS DAY AFTER THE AUCTION CLOSES

TERMS OF REAL ESTATE Although there is no obligation to bid, all prospective buyers must register in order to bid at the Auction. At the end of the auction, the successful buyer will submit his or her non-refundable earnest money deposit per parcel in the amount of 10% of the final contract purchase price. Balance due at closing within 45 days after auction. Funds can be paid with wire transfer or in person by 5pm day after Auction ends. A 10 Percent (10%) Buyer's Premium will be added to the highest bid price to determine the final contract purchase price of the property. Example: You bid $100,000; your final contract purchase price will be $110,000. All checks will be written to United Country Virginia Realty, Inc. trust account. If closing does not take place within the 45 day allotted time, the auctioneer, in addition to all other remedies allowed by law, may retain all monies received as deposit or otherwise, as liquidated damages. Property not paid for within the time specified herein may be resold at public or private sale

without further notice; and deficiency, together with all expenses and charges of resale, will be charged to the defaulting buyer. All information published, announced or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller or the auctioneers. Personal “on site” inspection of the property is recommended & is the sole responsibility of the bidder. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, right-of-ways, or any other information that can be obtained as public record in the county courthouse concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced and/or distributed information. Please note that you are buying the property "As Is, Where Is" with no guarantee or warranty other than what's mentioned above. United Country Virginia Realty is the agent of the seller and fiduciary duties of loyalty and faithfulness are owed to our client.