

## TERMS & CONDITIONS

### The Estate of Kristine Miller, Real Estate Auction 525 Easy St, North Vernon, IN 47265 Jennings County, Vernon Township

#### Legal Description COUNTRY MEADOWS SUBD #2 LOT 46

- The property will be offered for sale at Public “Online - Internet Auction”, ending Sept. 4, 2024 @ 6pm ET.
- The property will be sold subject to Court Approval (sells with a non-disclosed reserve).
- Property sells As-Is with no warranties expressed or implied
- The seller reserves the right to cancel the auction at any time prior to the final bid closing
- Buyer’s Premium
  - An **11%** buyer’s premium will be added to the final bid and charged to the buyer, the final bid plus the 11% Buyer’s premium will establish the final sales price.
- **A down payment of \$5,000** must be paid by the successful bidder by direct wire transfer or certified funds by 5:00pm Sept. 5, 2024. The Down payment will be payable to Near North Title Group, Columbus, IN. The down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. The balance of the purchase price will be due via a wire transfer to the closing company, on delivery of insurable title on or before Oct 15, 2024.
  - A promissory note will be signed along with the down payment.
- Final closing is NOT contingent upon financing.
- The property will be conveyed by a Trustee’s Deed
- The seller agrees to furnish buyer(s) with an owner’s policy of Title Insurance Policy at closing.
- Real Estate Taxes: the taxes will be prorated to the day of closing.
- Buyer to pay a \$250.00 Broker transaction fee at closing
- Closing:
  - Closing shall take place at the office of: **Near North Title Group, 727 Washington St, Columbus, IN 47201**
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before **Oct 15, 2024**
- Possession will be granted at final closing.
- The successful Bidder shall execute electronically an “Auction Real Estate Sales Contract” for the property immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property.
  - Further; Property sells as-is with no warranties expressed or implied
- JDC Group, INC dba United Country Real Estate | Coffey Realty & Auction along with United Real Estate, Indianapolis and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the Auction bidding take precedence over all advertising, oral or printed material.
- All information within the marketing material, publications, MLS and the Property Information Packet was gathered from reliable sources and is believed to be correct as of the date published; however, the seller or auctioneers have not independently verified the information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE:** Internet Only

**VIEWING INSTRUCTIONS: Preview Dates: Monday 8/19/24 - 6:00pm EDT and Sunday 8/25/24 – 2:00pm EDT or By Appointment**

The viewing of the property will be at the viewer’s own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Gabrielle Getts (812) 340-3295, Rob McConnell (812) 821-7883 or United Country Coffey Realty & Auction office (812) 822-3200. Or Sharon Handy (502) 895-8300 or United Real Estate Indianapolis (317) 216-8800

I do hereby agree to these Auction Terms & Conditions.

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Bidder