

Real Estate Sealed Bid Form

Subject Property: 1101 and 1103 Hudson Rd., Warm Springs, GA 30084 (Meriwether County)

Auction Date: Thursday, February 27, 2020, Bids due by 2pm EST

Name: _____

Address: _____

Phone # _____

Email: _____

I hereby bid \$_____ for the above referenced property. I/We agree to deposit ten percent (10%) of contract price as earnest money on the date of sale, if I am the successful bidder(s). A ten percent (10%) buyer's premium will be added to the accepted bid to form the contract price.
\$_____

Offer (Bid) amount \$ _____

10% Buyer's Premium \$ _____

Contract Price \$ _____

10% Earnest Money _____

(Earnest money is figured on Contract price.)

This form will be accompanied by \$5000.00 in Certified funds made out to Ganek PC with your name as the remitter. If your bid is accepted as the winning bid this check will be delivered to and deposited by Ganek and credited toward your earnest money deposit. The remaining deposit funds must be wired within 24 hours following the auction. Auctioneer will return Bid Deposits for unsuccessful bids to bidders within 48 hours of the conclusion of the Sealed Bid Auction (or by March 4th).

I/We have received, read, understand and agree with the terms and conditions of this offer (see next page)

Signature (Buyer 1) date

Signature (Buyer 2) date

Agent Representative: _____ RE # _____

RE Company: _____ Phone _____

AUCTION REGISTRATION:

In order to register for the auction, you must have:

- 1) Pre-inspected the property and must confirm that you have done your own inspection prior to registration.
- 2) You must provide proof of funds from your bank that you have sufficient funds to cover the required earnest money down payment in order to obtain a Sealed Bid Submission Form. This may be accomplished by emailing to info@amcbid.com at least 2 hours prior to the auction bid deadline. Proof of funds consists of a copy, fax, or original of a current bank statement in bidder's name showing sufficient funds for 10% earnest money deposit. Alternative proof of funds verification subject to Seller approval.
- 3) Accompany your Sealed Bid Submission Form with a Certified Check made out to Ganek PC with your name as the remitter. If your bid is accepted as the winning bid this check will be delivered to and deposited by Ganek and credited toward your earnest money deposit. The remaining deposit funds must be wired within 24 hours following the auction.

Submitting offer:

Written sealed bids must be submitted on the Sealed Bid Submission Form by mailing or delivering to Auction Management Corporation, C/O Amy Martin Auctioneer, 1827 Powers Ferry Rd. Bldg #5, Atlanta, GA 30339 or emailing to amy@AMCbid.com by Auction deadline. Forms may also be submitted by Adobe sign, by request. Bid forms should include bidder's name(s), address, phone number, email and amount of bid. It is the bidder's sole responsibility to ensure that their Sealed Bid Submission Form is received by Auction Management Corporation, C/O Amy Martin Auctioneer, before auction closing. No verbal bids will be accepted for sealed bids. Bid forms should be accompanied by a certified check made out to Ganek PC with bidder shown as remitter for \$5000.00 as a bid deposit. Auctioneer will return Bid Deposits for unsuccessful bids to bidders within 48 hours of the conclusion of the Sealed Bid Auction (or by March 4th).

With prior notification by bidder to Auctioneer, Checks and Sealed bids will also be accepted from 11am until 1:30 pm on the day of the auction at the auction property -1101 Hudson Rd Warm Springs, GA. Contact Auctioneer to arrange meeting at amy@AMCbid.com or 404.734.3606

Sealed Bids Process:

C. Bidder Participation, Terms & Conditions

Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein. This acceptance of terms will also include a live Auction event, if needed. All persons participating in this auction must be at least 18 years or older.

A ten percent (10%) buyer's premium will be added to the accepted offer amount (bid) to form the contract price.

There are no contingencies, including financing. As is, where is with all faults, if any. No warranty as to condition or suitability for any purpose is expressed or implied.

Buyer shall solely rely on their own information, judgement and inspection of the property and records. Buyers may conduct independent inspections with seller's permission prior to the end of auction.

Buyers pay all closing costs and any other costs pertaining to this sale.

Closing shall occur within 30 days of binding date on sales contract.

Closing Attorney and Escrow agent will be GANEKPC, attn Mimi McCain, Phone: (678)606.9868 (PonceyHiClosing@titlelaw.com&MimiM@titlelaw.com).

Seller will pay pro-rated taxes at closing.

LEAD BASED PAINT DISCLOSURE: Since the property was built prior to 1978, lead base paint may exist. This property is selling on an "as-is" basis. If concerned, prospective bidders should conduct any risk assessments or inspections prior to bidding. At the conclusion of the auction, the successful bidder will be asked to sign a form waiving their right to conduct any assessments or inspection of lead base paint.

Bidder understands that Auction Management Corporation is exclusively representing the SELLER in the sale of this property.

Auction Management Corporation: Firm RE License: #H-20307, Au C002503

Amy Martin Auctioneer 404-734-3606 Re License#341898, GAL #2837

1827 Powers Ferry Rd. Bldg #5, Atlanta, GA 30339

Final Buyer's Note: Property is being sold "AS IS, WHERE IS" with no warranties expressed or implied. Buyers should carefully verify all aspects of this offering. Property is subject to prior sale. Bid increments in Live Auction are at Auctioneer's discretion. All sales are final.