

TERMS AND CONDITIONS: A 10% Buyer's Premium will be added to the accepted bid to form the contract price.

AWARD OF CONTRACT: After the Live/Online Auction, Fred Wilson Auction Service LLC and Seller may award the sale of the property to the accepted highest bidder (reserve must be met). At the time of an acceptable offer Seller and Buyer will immediately enter into a Purchase Agreement. The buyer shall then execute and return the Purchase Agreement with **no contingencies** with the balance of ten Percent (10%) of contract price, (nonrefundable) earnest money check (Payable to Fred Wilson Auction Service LLC Escrow Account). Closing date of sale will be on or before 45 days after the execution of a signed Purchase Agreement and deposit of earnest money.

THERE ARE NO CONTINGENCIES. SOLD "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. BUYER PAYS ALL CLOSING COST AND ANY OTHER COST PERTAINING TO THIS SALE. SELLER WILL PAY PRO-RATED TAXES AT CLOSING.

BIDDING ELIGIBILITY: All persons submitting a bid must be at least 18 years of age or older and have full authority to bid on the property either as solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property agree to be bound by the Terms and Conditions as set herein. I also understand that Fred Wilson Auction Service LLC is exclusively representing the Seller in the sale of this property.