

**Max Spann Real Estate & Auction Co.**  
**Bidder Registration**  
**BY ORDER OF HUNTERDON COUNTY**  
**Auction Date: November 23, 2021, LIVE AND IN PERSON**  
**Property Address: 111 Main Street, Flemington, NJ**

**Please Print Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Day Phone: \_\_\_\_\_

**Bidder's Acknowledgment**

I, the undersigned, agree to the following terms and conditions, should I be the high bidder.

**Auction Day Requirements:**

1. **All bidders must be pre-registered** and are required to have a bank cashier's check in the amount of \$10,000.00 made payable to yourself and endorsed to escrow holder after completion of auction. The total deposit on the date of the auction shall be 10% of the winning bid.
2. The minimum starting bid on the date of the auction shall be \$466,000.00. The successful High Bidder is required to deposit the balance of 10% of the winning bid into the escrow holder account at the conclusion of the auction, and shall deposit an additional 40% of the winning bid amount on or before Monday, November 29, 2021. The High Bidder is also required to enter into an Agreement of Sale immediately at the end of the auction. The High Bidder shall not be permitted to withdraw his/her/its bid. An 8% Buyer's Premium will be added to the bid price and become the final Contract Price.
3. I have read the terms of this sale posted on the premises, printed in the Property Information Package (PIP) and said terms are incorporated herein by reference, as are any public announcements made sale day. I recognize that this is an Auction Sale and is not subject to an attorney review period. I and/or my legal counsel will review Property Information Package, the contract of sale prepared by Seller's Counsel prior to participating in the auction.
4. If any check given in payment is not honored for any reason, I agree, whether said check be signed by me as maker or endorser, that if such check is placed in the hands of any attorney for collection, to pay all reasonable attorney's fees, together with all costs of suit in the event is instituted.
5. Auctioneer reserves the right to add or delete property from this auction or to alter the order of sale from that published herein. Failure to inspect property prior to auction does not relieve purchaser of contractual obligations of purchase. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ALL ADVERTISING OR PREVIOUSLY STATED TERMS.
6. Bidder represents warrants and acknowledges that the property is being auctioned by Max Spann Real Estate & Auction Co. ("Spann") in an "**AS IS**" and "**WHERE IS**" condition subject to all faults, and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type whatsoever from Spann in its own capacity or as the agent, servant or employee of the seller of the property. Bidder further acknowledges that Spann has not made any independent investigation of the condition of the property or examined, verified or confirmed the validity of any information, documents, literature, maps or sketches, forms, or any other written documents provided in the Property Information Packet. Bidder also acknowledges that this sale is **not** subject to a three-day attorney review period.
7. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors and assigns, forever waive, release, discharge and hold Spann harmless, from any claim it has, might have had, or may have against Spann with respect to:
  - a. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination;
  - b. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises;
  - c. The actual or potential income or profits to be derived from the Premises;
  - d. Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

By signing below, I agree to terms and conditions.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

P.O. Box 4992, Clinton, NJ 08809  
Phone: (908) 735-9191 Fax: (908) 735-7128  
Email: [auctions@maxspann.com](mailto:auctions@maxspann.com)  
Website: [www.maxspann.com](http://www.maxspann.com)