



Real Estate Auction

Terms and Conditions

204 Highway 28 Bypass, Anderson, SC 29624

- Meares Property Advisors is representing the seller only in this transaction. We welcome offers prior to auction day and are paying cooperating brokers/agents 3% commission (3.5% commission if representing the high bidder on the day of auction).
- This property is being offered subject to seller confirmation of the high bid on auction day.
- Zero Onsite Buyer's Premium, only 1% online buyer's premium. Final high bid price, upon seller confirmation, on auction day will be the contract sale price (plus 1% if bidding online).
- The winning bidder is required to deposit twenty-five thousand dollars (\$25,000.00) into closing attorney's escrow account on the day of auction (escrow deposit will be deducted from amount due at closing).
- Closing to take place within thirty (30) days of contract signing.
- This property is being sold AS-IS with no warranties or guarantees, express or implied, and with all faults. Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- Property will be transferred via a Quit Claim deed.
- Seller will pay any outstanding liens on the property and property taxes to date of closing.
- Buyer will pay all other closing costs, including, but not limited to: attorney fees, deed preparation, deed recording, survey (if required), mortgage fees, or any other fees or expenses required to close the transaction.
- Sale of property is not subject to any contingencies, financing, or appraisal.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.

I have read and agree to the terms and conditions above.

Signature: _____ Date: _____

Printed name: _____

Bidder number: _____



315 Eastview Road, Pelzer, SC 29669
864-947-2000

