



Real Estate Auction

Terms and Conditions

11 Keowee Drive, Salem, SC 29676

- Meares Property Advisors is representing the seller (Oconee County Family Court) only in this transaction. We pay cooperating agents 3% at closing. Agents may only represent one client at the auction. Broker participation form must be submitted for online bidders no later than 24 hours prior to start of live auction.
- This property is being sold without reserve and to the highest and last bidder on auction day.
- **Onsite** bidders must bring a \$10,000 certified check (payable to the bidder) and pre-approval letter or proof of funds for a minimum amount of \$500,000 with them to register to bid. **Online** bidders must deliver a \$10,000 certified check (payable to the bidder) and pre-approval letter or proof of funds for a minimum amount of \$500,000 by 12:00 p.m. EDT on September 2, 2021, to be approved on Proxibid. Packets should be mailed to Meares Property Advisors, Attn: Real Estate Division, 315 Eastview Road, Pelzer, SC 29669.
- An **onsite** ten percent (10%) OR **online** eleven percent (11%) buyer's premium will be applied to the approved high bid to arrive at the contract sales price.
 - **Onsite** winning bidder is required to sign sales contract and submit a non-refundable deposit of ten thousand dollars (\$10,000.00) into Meares Property Advisors' escrow account on the day of auction (escrow deposit will be deducted from amount due at closing).
 - **Online** winning bidder must submit signed sales contract and a non-refundable deposit of ten thousand dollars (\$10,000.00) into Meares Property Advisors' escrow account within 24 hours of the close of auction or are subject to forfeiture of their bid and potential Proxibid ban (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.
- Potential buyers that desire an inspection prior to auction must schedule them during one of the open house timeframes, at their expense.
- Seller will pay 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.



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





- 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: _____

Email: _____ Phone: _____



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

