



Real Estate Auction

Terms and Conditions

411 Green Swamp Road, Sumter, SC 29150

- Meares Property Advisors is representing the seller only in this transaction.
- This property is being offered subject to seller confirmation of the high bid on auction day.
- An eight percent (8%) buyer's premium will be applied to the approved high bid to arrive at the contract sales price.
 - Winning bidders must submit signed sales contracts and deposit a **NON-REFUNDABLE** eight percent (8%) deposit into Meares Property Advisors' escrow account within 48 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 can arrange their own inspections and/or appraisal prior to auction date, at their expense.
- Seller will pay any outstanding liens and property taxes to date of closing. If required or assessed, the buyer(s) will be responsible for any rollback taxes.
- 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: _____

Email: _____ Phone: _____



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

