



Auction Services
Properties South, Inc.
325 Ross Clark Circle
Dothan, AL 36303
334-793-0079

TERMS AND CONDITIONS

Saturday April 9, 2016 @ 10:00 A.M.
3bd/2ba Home and Lot- Located at 896 Cr 45S
Headland, AL 36345

UNITED COUNTRY PROPERTIES SOUTH, INC., ED HUGHES, BROKER/AUCTIONEER, AND THE SELLERS WOULD LIKE TO WELCOME YOU HERE TODAY! The Sellers have chosen to market this property the most effective way - "The Auction Way".

****** IN THIS SALE TODAY WE ARE ACTING AS A SELLER'S AGENT ******

ORDER OF SALE - All real estate is being offered in "AS IS, WHERE IS, and in "AS YOU KNOW IT TO BE CONDITION". NO WARRANTIES ARE EXPRESSED OR IMPLIED.

3BD/2BA home and lot will be offered by the highest dollar bid.

****** 10% Buyer's Premium added to high bid on each property to arrive at final contract price of that property******

POSSESSION - Possession of the Real Estate to be granted at closing.

SURVEY - If a survey is requested or required it shall be at the expense of the Buyer.

TERMS ON ALL PROPERTIES - REAL ESTATE - (10% Buyers Premium added to final bid to attain final contract amount.): Earnest Money Binder on the home shall be \$5,000.00 entered into a sales contract with the balance due at closing on or before May 9, 2016 County real estate ad valorem taxes on the realty and improvements will be prorated as of day of closing. Should purchaser desire title opinion or title insurance, they shall obtain it at their own expense. Properties to be conveyed to purchaser by Warranty Deed, free and clear of all liens or mortgages and subject to the following: All outstanding easements of any kind on said property for roads, utilities, power lines, and the like; to any cemeteries that might exist on the property; any mineral, oil and gas past conveyances, leases or reservations; any outstanding lease recorded or unrecorded; zoning ordinances affecting property; restrictions of record; all rules and regulations of any appropriate authority having jurisdiction over the property; unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose. Seller(s) to furnish Warranty deed and pay State Transfer Tax or (if applicable) Documentary stamps All other closing costs including, but not limited to surveys, shall be paid by the Purchaser.

All earnest money deposit checks are to be made payable to United Country Properties South, Inc. and shall be held in a non-interest bearing escrow account until closing. Earnest money will not be deposited until contract has been accepted by Seller and Purchaser. Acceptance or rejection of bids will be open until Monday April 11th, at 5:00 p.m. (CST). Purchaser may be notified of acceptance or rejection personally, by phone or faxed message. Such notification of acceptance constitutes a binding contract.

**** ALL SALES ARE TO BE CASH TRANSACTIONS WITH NO CONTINGENCIES ON FINANCING. ALL REAL PROPERTY SELLS "SUBJECT TO THE OWNER'S CONFIRMATION** contract offer will be contingent upon any required or requested appraisal. If you are not sure that your financing is in order so that you can close in 30 days, please DO NOT bid! Any earnest money deposit checks given that are returned to United Country Properties South, Inc. for "non-sufficient funds" or "payment stopped" will be treated as a bad check and will be dealt with as such, and all information will be turned over to the District Attorney's office. By the execution of this bidding agreement the undersigned consents to the jurisdiction of the Superior Court of the county in which the property is located to resolve any and all disputes of what-so-ever kind of nature arising out of the undersigned participating in this auction.

REPRESENTATION: United Country Properties South, Inc (and any cooperating Broker) is acting as an agent for the Seller in these transactions. A 10% BUYERS PREMIUM WILL BE ADDED TO THE FINAL HIGH BID TO REACH THE CONTRACT PRICE AND WILL BE PAID AS COMMISSION OUT OF THE SELLERS PROCEEDS AT CLOSING. United Country Properties South, Inc., Ed Hughes, Broker and Mike Cotton-Auctioneer have not acted as an agent for the Purchaser(s) in this transaction.

Improvements: All improvements are being sold "AS IS-WHERE IS" with no guarantees expressed or implied.

The Purchasers agree to hold United Country Properties South, Inc. and Seller harmless concerning the disclosure of, or presence of, any hazardous waste or materials which may be located on property, including, but not limited to, any asbestos, lead paint, petroleum storage tanks, or dumps, or any other hazardous waste, chemicals, or materials.

ADDITIONAL NOTE: Prior to auction, all prospective purchasers should examine the property and all surrounding documentation carefully as each bidder is responsible for evaluating the property and shall not rely on the Seller or Auctioneer. Seller and Auctioneer are assuming that the bidders have inspected the real estate and are satisfied and accept the property "AS IS - WHERE IS" and without warranties expressed or implied. Personal on-site inspection of each property is recommended. The failure of any bidder (Offer) to inspect, or to be fully informed as to the condition of all or any portion of the properties offered, will not constitute ground for any claim or demand for adjustment or withdrawal of a bid, offer or earnest money (deposit money) after its opening or tender. Purchasers acknowledge by their bidding action that they expressly accept any and all properties on which they bid in strictly "AS IS" condition. Purchaser(s) acknowledge by their bidding action that they will abide by the Terms and Conditions of Sale as set forth herein including any announcements made from the podium. All information provided in the Property Information handout has been furnished by the Seller or other sources deemed reliable. Although every precaution has been taken to insure accuracy, United Country Properties South, Inc., sales manager and all their agents, and the Seller(s) and all their agents will not be responsible for any errors or omissions herein. Announcements made sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.

All properties are being offered subject to all rules and regulations of the County Health Dept., the City and County Zoning Commission and the Farm Services Agency, or any other governmental agency having jurisdiction over the property.

***** ALL ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ANY WRITTEN MATERIAL *****

****** A 10% BUYERS PREMIUM WILL BE ADDED TO ALL PURCHASES ******

By Signing I agree to the Terms and Conditions listed.

Signature

Print Name

Date