

Terms and Conditions of Online Auction

United Country – Kansas City Auction and Realty (Auction Company) is providing an Internet auction as a service to Bidder. Bidder acknowledges and understands that there is always a possibility that the technology service may or may not function correctly during the auction. Under no circumstances shall bidder have any kind of claim against the Seller, Auction Company, Agents or Representatives in the event the Internet service fails to work correctly during the online auction. The Auction Company will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged in the event of technology failure, should consider using the “**maximum bid**” feature and leave the maximum bid amount they are willing to pay for an item, at least 24 hours before the auction is set to close. The system will automatically bid on behalf (proxy bid) for the bidder, when out-bid, up to the amount entered into the maximum bid feature. Auction Company reserves the right to withdraw or re-catalog items in this auction at any point prior to the end of the auction.

The following describes the terms on which offers you access to the Internet Online Auction by United Country – Kansas City Auction and Realty. In order to bid, you must read and accept all of the terms and conditions set forth below:

Online Bidder/Buyer's Contract: Your bid(s) placed on the United Country – Kansas City Auction and Realty website are a contract and you are responsible for paying all amounts due to United Country – Kansas City Auction and Realty. **If you cannot pay for and pick up the items during the times specified, then please DO NOT bid on any items in said auction.**

Retention of Credit Card Information: By providing your credit card information, you authorize United Country – Kansas City Auction and Realty to charge your credit card for the purchase amount of any successful bid plus associated taxes, shipping costs (if any) and Handling Fees (if any). You also agree and acknowledge that United Country – Kansas City Auction and Realty will keep your credit card information on file so long as you maintain an account with United Country – Kansas City Auction and Realty.

BY BIDDING, YOU HEREBY AUTHORIZE UNITED COUNTRY – KANSAS CITY AUCTION AND REALTY TO CHARGE YOUR CREDIT CARD FOR ANY OF THE FEES LISTED ABOVE. IF NEED BE.

ONLINE BIDDING:

- **Bidding Opens:** Wednesday, April 27th at 10:00am (CST)
- **Bidding Closes:** Sunday, May 22nd, at 5:00pm (CST)

Property Inspection Periods:

- No Preview Period is available for this auction.

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Pick-Up Period:

- Pick-up will be from 4pm – 6pm on Monday, May 23

All items MUST be removed no later than **6:00pm on Monday, May 23rd, 2016**. Any items remaining after the scheduled pickup period, will be assessed a \$25.00 per day/per item storage and handling fee.

Shipping Instructions: United Country – Kansas City Auction and Realty will make NO shipping arrangements. ALL shipping and/or shipping quotes for shipping is requested by contacting YOUR choice of the shipping companies. Contact any shipper -AT YOUR OWN RISK- Buyer is obligated to pay all shipping expenses DIRECTLY to a shipper of their choice. It is preferred that all items be picked up in person. A paid invoice will be required before any items are removed.

Pick up Location: onsite at 5318 Rosewood Drive, Roeland Park, KS 66205

Sales Tax: 0% Sales Tax (living estate sale)

Buyer's Premium: A buyer's premium of Fifteen Percent (**15%**) shall be added to the high bid which will determine the final sales price for the auction lot.

Participation Requirements: Name, address, daytime phone number, email address and a Valid Credit Card required for bidding approval.

Payment Options: Visa, MasterCard, American Express or Discover.

Payment Instructions: ALL accounts will be settled at the conclusion of this auction. We will immediately charge the credit card you have on file with United Country – Kansas City Auction and Realty/Hibid for your purchases, plus buyer's premiums. *** A \$25 service fee will be charged to any account whose credit card on file is declined requiring additional time and telephone contact to establish payment for merchandise. Please respond to the Auction Company immediately by phone or email, if you KNOW that you need to use an alternative credit card.

Currency Type: All sales and bidding shall be in U.S. dollars only.

Special Terms of Sale:

1. YOUR BID IS A CONTRACT TO BUY should you be the winning bidder. You are responsible for paying for all purchases.
2. All property is sold "AS IS, WHERE IS", with no warranty or guarantee.
3. No Returns: All sales are final. There are no returns, refunds or adjustments.
4. Age Requirement: All bidders must be 18 years of age or older to participate in this auction.

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5. Our Internet on-line auctions move quickly! If you are interested in an item, bid quickly. If you win an item in the auction you will be notified by email following the auction.
6. In the event "forced collections" are needed, the purchaser agrees to pay all reasonable attorney fees and costs incurred by the auction company in the collection of funds. The purchaser also agrees that a fee of 18% per month be added to the balance of any unpaid balance due the auction company and any other costs or losses incurred by the purchaser's failure to adhere to these terms. Any debt collection or dispute proceedings will be heard in Platte County, Missouri.
7. ALL SALES ARE FINAL. Your bid IS A CONTRACT TO BUY should you win an item(s) in the auction.
8. The auction company reserves the right to refuse service to any person.
9. All announcements made prior to the close of the Internet bidding take precedence over any and all written or verbal statements.
10. United Country – Kansas City Auction and Realty attempts to describe the merchandise to the best of our abilities however we make no representations or guarantees. In no event shall United Country – Kansas City Auction and Realty be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. United Country – Kansas City Auction and Realty will not be responsible for any errors or omissions in the description of the merchandise.
11. Items in this auction are being offered and sold with "no minimum bid or reserve price", in other terms (Absolute Auction). **(STAGGERED CLOSING & SOFT CLOSE) Staggered Close:** you will notice in the description of the Auction where it states that bidding BEGINS to close at a specific time, However, ALL items (or lots) do not close together at that time. Items will close in the order listed on the site, (unless affected by the Soft Close as explained below) and typically close at a typical rate of 6 items per minute (approximately every 10 seconds). Our Auctions are set up intentionally so that bidders can have time to evaluate the overall progress in the sale of each individual item (or lot) and place a bid before the end time closes. **Soft Close:** Additionally, if an item receives a bid within the last 3 minutes, then the close time will be extended 3 minutes from the time the bid is placed. The time will continue to be extended for 3 minutes with each newly placed bid and the item will not close until 3 minutes have elapsed with no additional bid activity. This eliminates "snipers" from our Internet Auctions and encourages a fair and impartial platform for all bidders. Please be certain that we have taken every precaution to set the site up in a transparent manner that allows for the fairest environment for both buyers and sellers.
12. **By bidding on any item in this auction, the bidder is acknowledging and demonstrating their acceptance of the terms and conditions of the auction, as outlined in this document.**

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