



TERMS AND CONDITIONS

- The property will be offered for sale via on-site bidding.
- To be approved as a bidder, a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office, prior to the start of the auction.
- Financing is not a Contingency; so be sure you are prepared to pay cash at closing or have arranged your financing prior to bidding.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- This property is Subject to prior sale (the property can be purchased prior to end of auction). Upon the receipt of an acceptable offer the seller reserves the right to cancel the auction. Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An **10%** buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 10% buyer's premium will establish the final sales price.
- A "Down Payment" of **10%** must be paid by the successful bidder at the close of bidding and being acknowledged as the successful bidder. Successful Bidder will execute a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder. The down payment is **Non-Refundable**. The balance of the purchase price including the buyer's premium will be due on day of closing.
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing.
- Real Estate Taxes will be prorated to the day of closing.
- Buyer Closing fee will be paid by the buyer.
- Closing will be on or before **December 15, 2023**.
- Possession will be granted day of closing.

- United Country Real Estate and their representatives are exclusive agents of the Seller.

All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text Tracy Stephens, 479-236-1618, or Danny Thomas, 479-841-7041, with United Country NWA Real Estate.

I do hereby agree to these Auction Terms & Conditions.

JR Wood

10/13/2023 09:16 PM

Seller - S & J Rental Properties LLC

Seller -

Bidder/Buyer

Bidder/Buyer