

## **Exhibit B**

### **Terms & Conditions of Sale**

**Estate of David Howard / HHI 1418 Rhorer LLC / 1420 Rhorer Rd LLC  
1414, 1418 & 1420 Rhorer Rd - Bloomington, Indiana 47401 - Monroe County**

#### **Legal Description:**

**KENWORTHY LOT 1 (1.20A) - KENWORTHY LOT 2 (1.00A) - KENWORTHY LOT 3 (2.81A)**

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to: *Wednesday, April 22, 2026 - 3:00pm EST*
- The properties will be offered as three separate parcels and bid upon individually. Bidders may bid on any parcel or multiple parcels; however, to purchase more than one parcel, a bidder must be the successful high bidder on each parcel separately.
  - All parcels will conclude bidding simultaneously in the online auction platform. If bidding is extended on any parcel due to the Soft Close feature, bidding on all parcels will extend and close at the same time.
  - Each parcel is subject to Seller's confirmation independently.
- 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.
- This property will be sold subject to seller's approval; Properties sell with a non-disclosed reserve.
- Property sells AS-IS with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- These properties are Subject to prior sale (the properties can be purchased prior to end of auction).
  - There is no Pre-Auction published price.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An **11%** buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final contract sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$15,000 per property must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with John Bethell Title Company.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash USD at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before end of business, May 29, 2026.
- The properties will be conveyed by a general warranty deed, Personal Representatives Deed and or a Trustee's Deed.
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Buyer shall pay a Broker Transaction Fee of Three Hundred Dollars (\$300.00) per property at closing. Seller shall also pay a Broker Transaction Fee of Three Hundred Dollars (\$300.00) per property at closing. Said fees shall be paid to United Country Coffey Realty & Auction and are separate from the Buyer's Premium.
- Closing:
  - Closing shall take place at the office of: John Bethell Title Co., 2626 S. Walnut St. - Bloomington, IN 47401.
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before end of business, May 29, 2026.
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. - Further; Property sells as-is with no warranties expressed or implied.
- United Country Coffey Realty & Auction 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.

- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE: Internet Only: [UnitedCountryIN.com](http://UnitedCountryIN.com)**

**VIEWING INSTRUCTIONS:** Preview dates & times: *TBD*