

# Absolute Auction Terms & Conditions

Property Address: 920 Main St, Ouray, Colorado 81427

**Will ABSOLUTELY to the Highest Bidder Regardless of Price!**  
**Brokers Welcome - Broker Co-Op 2.5%**

**Bidders Registration:** All prospective buyers must register to bid. A \$10,000.00 cashier's check or certified check or wire transfer payable to United Country Real Estate- Prestige Auction, LLC will be required to bid at the auction. A 10% buyer's premium will be added to final bid and included in total Contract Price, a 10% non-refundable earnest money deposit will be due immediately after being declared the buyer. The remainder of the earnest money deposit can be paid by check or wire transfer. This amount will be applied to the purchase price and will be deposited in the brokers escrow account. The \$10,000.00 cashier's check will be immediately returned in the event the bidder is unsuccessful.

**Phone and On-line Bidding:** Phone and On-line bidding is available. Registration must be completed 48 hours prior to the auction. All terms will apply as if you were participating at the auction in person. Wire transfer of the \$20,000 will be required. Please contact Auction Company for full details.

**Closing:** The remaining balance of the Contract Price is due in cash or new loan at closing within 30 days of the close of the auction. A Special Warranty Deed will be supplied by the seller at the seller's expense giving marketable title subject to restrictions of record. Taxes & Home Owners Association fees are pro-rated. Title insurance will be at the buyer's expense.

**No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing and there are no financing contingencies. We encourage you to have a full written approval before bidding. The balance is due in cash or new loan at closing within 30 days.

**Bidder Information Package:** A Package of information has been assembled for this property and including: disclosures, title documentation, HOA docs etc.

**Property Previews:** Public Previews are scheduled on specific dates and times. It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders.

**Conduct of Auction:** Conduct of auction and bidding increments are at the discretion of United Country Real Estate- Prestige Auction, LLC. United Country Real Estate- Prestige Auction, LLC reserves the right to deny any person admittance to the auction.

**Broker Participation Invited:** A 2.5% Broker CO-OP is being offered to the broker that brings the successful high bidder. Brokers must register their buyer 48 hours in advance subject to established United Country Real Estate- Prestige Auction, LLC guidelines. Contact our office for more information 877-612-8494.

**Disclaimer:** *All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to bidding. All information is deemed reliable but not guaranteed- you must do your own due diligence.*

---

Bidder Name

---

Bidder Name

---

Bidder Signature

---

Bidder Signature

