



## **BID CERTIFICATION**

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller’s (Court Appointed Receiver) and Court approval.**

By signing this certification and returning it to the offices of United Country – Oklahoma Land & Auction or an employee therein. **I hereby certify** that:

1. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the terms and I completely understand them.
2. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
3. I currently have sufficient funds to meet the “Deposit” and “Further sum” requirements as called for by the agreement of purchase and sale.
4. I have examined the proposed agreement of purchase and sale given to me as part of the bidder’s packet and understand that it is a legally binding contract and is not contingent upon financing or anything else.
5. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
6. I understand that a 2% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
7. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
8. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
9. I understand that I am responsible for the down payment and that the wire transfer must be received by the time stated on the terms and conditions of the auction.
10. I understand that the Property is being sold as-is, with no warranties, whether express or implied, no title work (i.e. no abstracting, title opinion, etc.), and shall be conveyed subject to all liens, encumbrances, covenants, restrictions, easements, dedications, plats, leases, contracts for deed, and mortgages, if any, whether recorded or not recorded, as each may apply to the Property and run with the land. Furthermore, I understand the Property shall be conveyed to the purchaser via quit claim deed only, and it is the express intent of the Seller to convey only that interest owned by the Seller. I acknowledge that the Seller does not intend to convey any lots which have been dedicated at "common areas" or "community property". If it is later determined that any of the lots included on the list are determined to be "common area" or "community property", I will execute a quit claim deed to the Lakemont Shores Property Owners Association.

Property Address: 37609 N 4540 Rd., Disney, OK 74340

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: PO Box 1688, Stillwater OK 75076  
E-mail: [christab@ucstillwater.com](mailto:christab@ucstillwater.com)