**TERMS AND CONDITIONS**

Marleen Cocarro – Real Estate Auction

177 Woodchuck Run

Jefferson, NY 12903

1. The property will offered for sale via a Public “online-bidding process” (online auction) with the bidding ending June 19th 6pm.

2. The property will be sold subject to seller’s confirmation (sells with reserve).

3. Property sells As-Is with no warranties expressed or implied.

4. The auction is subject to prior sale (the property can be bought prior to the end of the auction).

5. The list price of $456,000 is provided solely for filtering purposes.

6. Interested buyers are required to review and sign the Terms and Conditions.

7. The sellers reserve the right to cancel the auction at any time prior to the final bid closing.

8. Buyers premium

 \*\*A 8% buyers premium will be added to the final bid and charged to the buyer, the final bid price plus the 8% buyers premium will establish the final sales price.

9. A down payment of $9,000 must be paid by the successful bidder by direct wire transfer or ACH within 24 hours of acceptance of the Contract to Purchase by seller. The down payment deposit will be non-refundable; Your bidding is contingent on a written mortgage commitment with in 20 days of signing the Contract to purchase. The balance of the purchase price will be due at the Transfer of Title (closing).

10. The Contract to Purchase will be signed at time the deposit is received.

11. Final closing: Your bidding is contingent on a written mortgage commitment with in 20 days of signing the Contract to purchase. The balance of the purchase price will be due at the Transfer of Title (closing)..

12. A warranty deed will convey the property.

13. Real Estate taxes: the taxes will be prorated the day of closing.

14. Closing will be held at sellers Attorneys office on or about 07/24/2025

15. Possession will be granted at final closing.

16. The successful bidder shall execute electronically a “Contract to Purchase”, with Eagle River Realty, LLC, for the property at once after being declared the successful bidder by the auctioneer (sample available in the bidder packet)

17. Each potential bidder is responsible for conducting at their own risk , their own independent inspections, investigations, and due diligence concerning the property, any and all inspections must be completed prior to your bidding.

 \*\*\* Further, property sells as-is with no warranties expressed or implied.

18. Auction is being conducted in cooperation with Eagle River Auctions, LLC and Eagle River Realty, LLC of Hamilton, NY both parties are exclusive agents of the Seller.

19. All information was collected from reliable sources and is believed to be correct as of the date this brochure was published; however, the seller, auctioneer, and Licensed Real Estate Broker have not independently verified this information. Auction plats, drawings and maps 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 seller, Auctioneer or Real Estate Broker to update this information.

20. SALE SITE; internet only--www.EagleRiver-Realty.com

21. Viewing/inspection day: Saturday 06/14/2025 11am.

22. A valid prequalification letter or proof of funds must be presented to Eagle River Realty, LLC prior to bidding.

 \*\*\* The viewing of the property will be at the viewer’s own risk. The seller, Auctioneer nor licensed Real Estate Broker may not be held responsible for accidents.

For questions, please call or text Kevin Jaquay at (315)247-4200 cell, Eagle River Auctions, LLC and Eagle River Realty, LLC.

I do hereby agree to these auction terms and conditions.

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Bidder