

I _____ (Buyer) agree to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if I am declared the high bidder (winning bidder) by the auctioneer during the following auction: **2026 Mobile Home Auction.**

Online Auction Dates:

- **Online Bidding Opens on Thursday, January 21st at 9:00 am (CT)**
- **Online Bidding Closes on Thursday, February 6th, at 5:00 pm (CT)**

By signing below, I agree that I have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

I fully understand and agree that an Online Auction Bidders Agreement MUST be signed and returned to United Country J-Mack Realty and Auction prior to being allowed to bid in the Online Auction. As a bidder, it is solely my responsibility to contact the auction company at (918) 465-7220 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

1. **Auction:** The property will be sold contingent upon confirmation by Seller acceptance.
2. **Bidder Notice:** This auction does **NOT** contain any real estate. The auction only conveys the mobile home, and it does not contain any property.
3. **Buyer's Premium:** The highest bidder shall add a 10% buyer's premium to the total High Bid. For example, **if the final bid price is \$150,000, a 10% buyer's premium of \$15,000 will be added, resulting in a total contract purchase price of \$165,000.**
4. **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction by completing and signing the (Online Auction Bidders Agreement), which will be sent by email. Upon completing this registration form and receiving approval, bidding privileges are approved. If you need assistance with registration, you may

contact **Joe McAlester at (918) 465-7220**. Auctioneer may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.

- 5. Bidding Opens/Closes:** The Online Only Auction (i.e. Internet Auction) bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below.
- 6. Property Preview/Inspection Dates:** It is recommended to be familiar with the item prior to placing bids in the auction. All item previews/inspections are to be made by appointment only. All inspections and due diligence shall be done prior to bidding. Make an appointment for preview/inspection by **calling Joe McAlester at (918) 465-7220**.
- 7. Down Payment:** The winning bidder agrees to deposit a Ten Percent (10%) down payment based on the total contract purchase price, with *United Country J-Mack Realty Escrow Account* within 48 hours after the approval from the Seller, following the close of auction bidding. The balance of the purchase price will be due in full at closing.
- 8. Cash Offer/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. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement. Purchase and sale are conducted in U.S. Funds only.
- 9. Closing and Buyer Pickup:** Auction payment and closing shall be on or before February 10th, 2026. Buyer pickup can be discussed with Seller, dependent upon weather and other circumstances. The Buyer must pick up the trailer house within 45 days after the Closing date.
- 10. Possession:** Possession of the auction lots will be given upon payment in full of the purchase price.
- 11. Warranties:** Properties will be sold as is, no warranties or guarantees. It is the Buyer's responsibility to inspect lots.
- 12. Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country J-Mack Realty and Auction Services, Broker of record, or anyone else, if the Internet service

fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount, if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to pause the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

- 13. Soft Close:** If a bid is received within the last two minutes of the auction, the auction close time will automatically extend two minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

Signature

_____ Date: _____