

BID CERTIFICATION • 2640 EVERETT RD • HARLEM, MT

By signing this certification and returning it to the offices of Musser Bros Inc., or an employee or contractor therein, I hereby certify that:

1. 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.
2. I understand that a **5% Buyers Premium** will be added to my final bid to equal the contract price.
3. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
4. I understand that the property has not been surveyed for this auction. I understand that if the buyer desires a survey it will be at the buyer's expense. All acreage and footage is believed to be correct but is not guaranteed. This property is being sold subject to any existing right of way easements.
5. I understand that it is my sole responsibility to inspect the property prior to bidding OR waived my ability to inspect. I understand that all property is selling AS IS, WHERE IS and No warranties are expressed or implied.
6. I understand that the property contract will not be contingent upon my ability to obtain financing or any other reason. Upon becoming the high bidder, I understand that I will be required to sign a personal or certified check made for Ten Percent (10%) of the total contract price as an earnest money deposit. I understand that the earnest money deposit would be forfeited if I failed to close on this property.
7. Closing or real property transfer will take place not more than 45 days from the date of the auction.
8. I understand that the announcements made by Musser Bros Inc, at or prior to CLOSING of the bids, take precedence over any and all preprinted material. I also understand that announcements & preprinted material referring to the property description, property conditions, survey, square footage, acres or footage, school district are believed to be correct but are not guaranteed. If I wish to know these details, I must verify them on my own prior to bidding.
9. I understand that this property is selling to the highest bidder regardless of price.
10. I understand that buyer will pay buyer's closing cost and sellers will pay seller's closing cost.
11. I understand that if I fail to sign the purchase agreement immediately upon notice of being the high bidder, I will lose my rights to purchase the property, the auctioneer & seller will have the right to reopen the bidding, sell the property to another bidder & I will pay the auction company 10% of my final bid.
12. Guaranty Agreement: By submitting a bid in the name of a business entity or corporation, the individual submitting the bid enters into a guaranty agreement whereby he or she personally guarantees payment of any bid amount not paid when due by the business entity or corporation, for any reason, together with all collection expenses incurred to enforce collection, including a reasonable attorney's fee.
13. Bidder Information and Security: All registration information the bidder provides to Musser Bros, Inc shall be current, complete, and accurate. All bidders are responsible for any bids placed under their bidding numbers and passwords. The security of bidder information is the responsibility of the bidder. Bidders must notify Musser Bros, Inc if they believe that their bidder number and password have been compromised.
14. DEPOSIT: To participate and bid, all registered bidders must present a check in the amount of \$10,000, payable to MUSSER BROS INC. Unsuccessful bidder deposits will be refunded following the conclusion of the auction.

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____ Today's Date: _____

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