

Real Estate Buyer Broker Participation Form
Auction Property: 301 W. Greene Street, Greensboro, GA
Auction Deadline: TUESDAY August 18th, 2020

Date: 6/5/2020

Buyer's First & Last Name(s): _____
Address: _____
CITY, ST, ZIP: _____
Buyer's Cell # _____ Daytime # _____
Buyer's Email: _____

Real Estate Broker Information:

Agent First, Last Name: _____ Agent License# _____
Broker Address: _____
City, ST, Zip: _____
Company Name: _____
Firm License # _____ MLS CODE: _____
Agent Phone # _____ Broker Office Ph # _____
Broker Email _____

Bidder Terms:

Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein. This acceptance of terms will also include a live Auction event, if needed. All persons participating in this auction must be at least 18 years or older.

An eleven percent (11%) buyer's premium will be added to the offer amount (bid) to form the contract price. Example \$100K Online Bid + \$11K BP=\$111K Contract Sales Price.

A 10% Earnest Money deposit will be required immediately following the acceptance of a contract. This deposit is non-refundable with the only contingency being insurable title. In the example above the deposit would be \$11,100.

This property is being sold A-Is, Where-Is with all faults, if any. There are no contingencies, including a financing contingency. No warranty as to condition or suitability for any purpose is expressed or implied. **This auction does not include any traditional due diligence period after going under contract.** The due diligence opportunity is prior to the auction.

Buyer shall solely rely on their own information, judgement and inspection of the property and records. Seller may allow public access to their prelisting Home property inspection report; this is a courtesy and not a warranty or guarantee of any kind. Buyers may conduct independent inspections with seller's permission prior to end of auction.

Buyers pay all closing costs and any other costs pertaining to this sale.

Seller and Buyer will each pay pro-rated taxes at closing. Buyer pays Auctioneer Commission and any necessary title correction expenses.

Closing shall occur within 30 days of signed contract.

Seller will be presented daily with any new high bids. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects. The seller has the right to accept a bid prior to close of auction. See complete terms and conditions for Pre- auction offer procedures. Upon successful acceptance, Auctioneer/List Agent will email sale and purchase (GAR Form) contract to be signed by buyer on the same day as the sale, or upon early acceptance by seller. Buyer will then submit the down payment of 10% via wire to Weissman Law on the same day as the sale. **All contracts must be accompanied with a non-refundable ten percent (10%) down payment which will serve as earnest money that is wired to Escrow agent- Weissman Law.**

