



**BIDDING NOTICE 10% buyer premium | close in 30 days.**

**AUCTION NOTICE:** Successful high bidder will be required to sign a Real Estate Sales Agreement immediately following the auction. Upon conclusion of the bidding, Buyer will make a non-refundable earnest money deposit of ten (10%) percent of the sales price. A ten (10%) buyer's premium will be added to the high bid to establish the total sales price. The balance is to be paid in full at closing within 30 days. Current taxes will be prorated at the date of closing, unless otherwise specified. Buyer and Seller to each pay their own closing cost. An exclusive title company will be assigned in the Real Estate Sales Agreement. Alley Auction & Realty, LLC. and its auctioneer(s) and employee(s) are representing the seller(s) as the seller(s) Agents(s). All properties are sold "AS IS, WHERE IS and WITH ALL FAULTS," without warranties expressed, implied or guarantees of any kind. All information is deemed reliable, but not guaranteed, buyer to verify ALL information, to their satisfaction before bidding. Sell is subject to owner's confirmation.