

# AUCTION DAY NOTES

What You Need to Know Before You Bid! See Staff for Registration at Time of Auction.



## 1 BIDDING

- You've read and agreed to the contract and terms of the auction.
- Inspected the properties OR waived your ability to inspect.
- Properties are sold "AS IS, WHERE IS" without any further, appraisals, financing, inspections or repairs.
- The Auctioneer controls the bidding & corrects any inadvertent bids: The Auctioneer has final say.

*If the Auction is Buyer's Choice, Bidders are competing for "the right to choose first". The high bidder may choose one, some or all of the properties or parcels, then bidding begins again and the subsequent high bidder now wins the next right to choose first.*

## 2 PAYMENT

- A down payment of 5% or 10% of the high bid, subject to a minimum (pay by cash or check, but NO CREDIT CARDS on location).
- OR pay in full if Quick Close is offered (Quick Close means the seller has agreed to pay closing costs in exchange for payment in full today).
- Each property is subject to an auction service fee of \$3,000 OR buyer's premium (buyers fee in WI) of 5% added to the high bid (\$2,500 minimum).
- All sales subject to seller confirmation unless otherwise stated. Seller approval usually received in less than 14 days and staff will notify you immediately.

## 3 CLOSING

- You must close within 30 days of acceptance unless "Property Details" indicates otherwise.
- Access to and possession of the property occurs only after closing.
- Contract is not assignable, and the deed name(s) the high bidder provides cannot be altered.
- The persons named on the contract and deed must be present unless represented by someone with power of attorney.
- You will receive an Owners Title Insurance Policy as evidence of insurable title and will be responsible for this and other closing costs unless otherwise indicated on the Contract. Taxes are prorated through closing date.

## @ HEADS UP ONLINE BIDDERS!

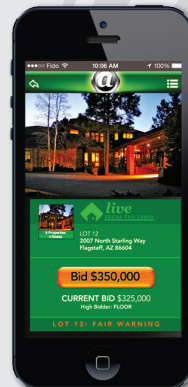
### BID BUTTON: THE ORANGE BUTTON IS HOT!

Pay attention to what the bidding application is showing, not the audio or video, as they could be delayed due to our location. We may be selling multiple properties from one sale site, so make sure you are aware of which property is being auctioned before you bid.

### DOWN PAYMENT

Do not bid unless you've read and agreed to the contract and terms of that auction as you will be held to your agreement once recognized as the high bidder. We reserve the right to immediately charge your credit card once you are announced as high bidder.

**au**ction  
NETWORK



**THE ORANGE BUTTON IS HOT... HIT IT TO BID!**