



# ANDERS

## AUCTION & REALTY

### Terms and Conditions (Real Estate)

- All property is sold “AS IS, WHERE IS, WITH ALL FAULTS” if any exist.
- A 10% Buyer's Premium will be added to the final bid to determine contract price.
- 10% down to be paid day of the sale and balance paid in 30 days or less.
- Property is sold subject to all restrictions, easements, and rights-of-ways.
- It is the responsibility of the buyer to verify all specifications, measurements, and conditions of property prior to bidding.
- All decisions of the auctioneer are final in case of bidding dispute.
- Property may be offered in tracts and/or as a whole.
- Announcements from the auction block take precedence over any and all printed or verbal statements.
- No contingencies will apply to the sale of the property, including buyer receiving financing.
- All court ordered estate auctions are subject to court approval.
- Seller is to pay prorated taxes and provide a clear deed and title.
- All information provided is believed to be correct and reliable, but is not guaranteed by the auction company.
- Neither the auction company, the auctioneer, nor any employees of the auction company make any warranties or guarantees as to the condition of the property.
- Seller reserves the right to accept a winning bid prior to the live auction.
- Seller reserves the right to deny or expel anyone who attempts to disrupt the sale.
- Bidder is bound by his/her bid. Once offered, a bid becomes a legal and binding contract.