

## ***Terms & Conditions - 157 Watts LN & 290 Milburn Brewer RD***

1. Bidders on property should have inspected property prior to sale day and qualified themselves financially. Any bids or offers made will not be contingent upon bidder's ability to obtain financing. This is a "Cash Sale."
2. All Bidders must be Registered and have a Bidder's Number.
3. Auctioneer reserves the right to set the minimum increments of bid increase.
4. Terms: \$10,000 non-refundable down payment, the balance at closing within 40 days of the Sale. Funds may be Cash or Personal/Business Check.
5. A 10% Buyers' Premium will be added to the high bid of the successful bidder and will be included in the total Contract Purchase Price.
6. Out of state Heir; sells to the High Bidder! This is an Absolute Auction Sale.
7. Both properties are being sold subject to all utilities, rights-of-ways, easements and/or restrictions of record. The Seller and Auctioneer have no information as to the existing septic systems or wells. Properties are being sold in "As Is and Where Is" condition.
8. Property is being sold with no warranties expressed or implied, nor to any information as to future zoning, permitting or use.
9. Taxes will be prorated for 2018.
10. The home at 157 Watts LN was built in 1972. Lead Paint Disclosure. Under Title IX, homes built before 1978 are subject to lead paint inspection. This inspection begins on November 2, 2018 and ends on November 16, 2018. No Post Auction testing. Buyer will be asked to sign a waiver to this effect.
11. No title has been located for the 1990 Double wide located at 290 Milburn Brewer Rd.
12. Conveyance of a property will be by Warranty Deed. Closing shall be at Cleveland Abstract & Title, Cleveland, TN. Contact Tammy Bentley @ 423-339-3042. Buyers' closing shall include a charge for Title Search.
13. Don Harris Auction and Realty and Auction Solutions represent the Seller in this transaction.
14. The Sale is open to anyone financially qualified to purchase.
15. All announcements made by the Auctioneer at the Auction will take precedence over all previous printed material or any other oral statements made.