

ABSOLUTE AUCTION TERMS & CONDITIONS
Halfhill Auction Group at Rector Hayden Realtors
Jim Halfhill Sr., Jim Halfhill, Jr. and Kristin Halfhill-Larimore - Principal Auctioneers, Realtors

AUCTION PROPERTY: 415 St. Marys Road, Lebanon, KY 40033 (All contents remaining in the home at the time of transfer of ownership shall become the responsibility of the new owner).

AUCTION LOCATION & TIME: Live Onsite Saturday, March 30, 2024 at 10:30 AM EDT

REGISTRATION: All bidders must have proper identification and register in order to bid. Registration will begin at 9:30 AM EST

BUYER'S PREMIUM: A 10% buyer's premium will be added to the high bid and included in the total contract purchase price. Example: High bid of \$100,000.00 plus 10% buyer's premium = \$110,000.00 contract purchase price.

ABSENTEE/PHONE BIDDING: Absentee or phone bidding arrangements can be made by contacting the auction company for approval. Please contact the Auctioneers, Jim Halfhill, Sr. at 859-338-5764 or Kristin Halfhill-Larimore at 859-333-1855.

TERMS OF SALE: The successful bidder shall be required to enter into a non-contingent auction purchase agreement and a deposit of 10% of the contract purchase price is due in USD immediately upon the conclusion of the auction. We accept personal, business, & cashier's checks on real estate sales. **The balance of the purchase price is to be paid on or before 30 calendar days**, from the date of the auction, unless otherwise negotiated with the seller. TIME IS OF THE ESSENCE.

CLOSING: The successful purchaser is hereby notified that they must hire an attorney to check the title and coordinate the closing with the auction company. Buyer is responsible for their own closing costs.

PROPERTY INSPECTION: We welcome onsite inspections at the advertised public viewing on Sunday, March 24, 2024 from 2:00 to 4:00 PM and one hour prior to the auction or by appointment. Each potential bidder is responsible for conducting, at his or her own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property.

POSSESSION: Possession will be granted with deed transfer, subject to any existing leases, tenants, or occupants.

REAL ESTATE TAXES: Buyer will be responsible for all 2024 taxes.

INSURANCE: The successful purchaser of the subject property is hereby notified that they may wish to insure their interest in the property. The seller will maintain insurance on the property until the date of closing.

LEAD BASED PAINT: Purchaser agrees to waive their right to any post sale lead based paint inspection, if applicable.

SPECIAL NOTICE: The property is offered "AS IS, WHERE IS", and with all faults, with no warranties expressed or implied of any kind. Property will be conveyed by "General Warranty" deed with no liens or encumbrances, other than existing covenants, restrictions, and easements of record. Bidders should carefully verify all information and make their own decisions as to accuracy thereof before bidding.

NOTE: Announcements the day of the auction take precedence over any prior information.

BIDDER'S ACKNOWLEDGEMENT: By signing below, you as a successful bidder agree to the terms and conditions stated herein. This document is part of the non-contingent contract of sale to purchase the property. This is a public offering open to all.

For additional information contact Halfhill Auction Group at halfhillauctions@gmail.com or (859) 338-5764, (859) 221-9373, or (859) 333-1855.

TIME IS OF THE ESSENCE in regard to all auction terms and conditions.

Buyer	Date
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Buyer	Date
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Bidder's Name: _____

Address: _____

Phone: _____

Email Address: _____

Bidder #: _____

For Auction Company Only:

Auction Price: \$ _____

Buyer's Premium: \$ _____

Total Contract Price: \$ _____

Deposit: \$ _____