

# Rector-Hayden, Realtors Auction Terms & Conditions

Jim Halfhill, Principal Auctioneer

## Auction Property

104 Deerfield Circle, Nicholasville, KY 40356

## Auction Location and Time

Saturday, August 23, 2014 at 10:00 AM, Rain or Shine

Live onsite at 104 Deerfield Circle.

## Registration

All bidders must have proper identification and register in order to bid. Registration will begin at 9:00 AM EDT.

## 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 with the payment of \$20,000.00 cashier's check payable to RECTOR HAYDEN REALTORS ESCROW ACCOUNT not later than August 21, 2014. Please contact the auctioneer, Jim Halfhill, Sr. at 859-338-5764 or Jim Halfhill, Jr. at 859-221-9373 to make those arrangements.

## Terms of Sale

The successful bidder shall be required to enter into a non-contingent auction purchase agreement and deposit 10% of the contract price in the form of cash, certified funds or approved personal check immediately following the auction. The balance of the purchase price is to be paid on or before 30 days, TIME IS OF THE ESSENCE.

## Possession

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

## Real Estate Taxes

Pro-rated to deed transfer date.

## Insurance

The successful purchaser of the subject property is hereby notified that they may wish to insure their interest in the property to the day of deed transfer.

## Property Inspection

**This property has experienced a flooding issue.** 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. **We welcome on-site inspections at the advertised public viewing on Sunday, August 17, 2014, from 2:00 PM to 4:00 PM and one hour prior**

