

Rector-Hayden, Realtors Auction Terms & Conditions

Jim Halfhill, Principal Auctioneer

Auction Property

206 Churchill Crossing, Nicholasville, KY 40356

Auction Location and Time

Saturday, August 22, 2015 at 10:00AM, Rain or Shine

On site at 206 Churchill Crossing, Nicholasville, KY 40356

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 \$10,000.00 cashier's check payable to RECTOR HAYDEN REALTORS ESCROW ACCOUNT not later than August 19, 2015. 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 45 days, TIME IS OF THE ESSENCE.

Capital Improvement & HOA Fee:

The successful purchaser of the subject property will be required to pay a \$500.00 one-time Capital Improvement fee the day of closing.

The successful purchaser is also required to pay the monthly Home Owner's Association (HOA) fee of \$250.00 (amount subject to change per the Home Owner's Association).

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.

