

# **Rector-Hayden, Realtors Auction Terms & Conditions**

Jim Halfhill, Principal Auctioneer

## **Auction Property**

131, 141, 151, 215 Weslee Way, Hazard, KY (33 unit apartment complex) and  
2517 N. Main St/125 Bartlett St., Hazard, KY ( 8 units in two buildings)

## **Auction Location and Time**

Friday, November 11, 2016 at 12:00 PM, Rain or Shine  
Live Onsite at the Weslee Way complex for all properties.

## **Registration**

All bidders must have proper identification and register in order to bid. Registration will begin at 11:00 AM Eastern Time.

## **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 \$25,000.00 cashier's check payable to RECTOR HAYDEN REALTORS ESCROW ACCOUNT not later than Wednesday, November 9, 2016. 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, if applicable.

## **Lead Based Paint**

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

