

# Rector-Hayden, Realtors Auction Terms & Conditions

## Auction Property

128 East Main Street, Midway, KY 40347

## Auction Location and Time

Saturday, September 22, 2012 at 10:00 AM, Rain or Shine  
On site 128 E. Main St, Midway, KY 40347

## 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 auction company's escrow account not later than September 19, 2012. Please contact the auctioneer, Jim Halfhill, Sr. at 859-338-5764 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.

## 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.

