

**BIDDERS ACKNOWLEDGMENT OF TERMS OF SALE FOR
Property ID 11 018 015 00 Address 10427 N Lenawee County Line Rd Rd**

Date of the Auction: The date of the Auction will be on 6/24/2017 11:00 am at

10427 N Lenawee County Line Rd Rd Property ID 11 018 015 00 Starting bid to be \$65.000

This is not an absolute auction

On open house for inspection will be on June 20th/2017 from 12:00 pm to 4:00 pm and the day of sale

Terms and Conditions of Auction: The contents of the home will be auctioned first then the home and property. A 7.5% Buyers Premium will be added to the final high bid price to determine the final contract price. (For example, a \$100,000 high bid price plus 7.5% (\$7500) would make the contract price \$107.500)

The day of the Auction a \$2500 earnest money deposit and \$2500 of the 7.5% Buyers Premium will be required from the winning bidder \$5000 total, the remainder of all owed moneys due at closing. The deposit . must be in the form of a Certified Check made out to Prestige Title Company or Cash .. Closing to be within 30 days of signed sales contract if a cash sale, up to 45 days if financing. Purchasers to arrange for their own financing if not a cash sale, the sale is not subject to any inspections or financing that might be required by the high bidder's lender. All costs for high bidder's loan will be the responsibility of the high bidder and not the seller. Real estate taxes to be prorated to the day of closing. **The seller reserves the right to refuse the last high bid.** Buyer will forfeit the Buyer's premium and earnest money deposit if the property does not close within the agreed to time frame in the signed sales contract due to Buyer not being able to perform. Buyer will also be responsible for all closing fees, document fees, and transfer costs on buyers side.

The property will sell in its present condition "as is" "where is" without warranties, guarantees or inspections provided by the seller or Realtor /Auctioneers whatsoever. Title with standard exceptions will be conveyed by Warranty Deed. An owner's policy of Title Insurance in the amount of the purchase price will be furnished by the Seller at Sellers cost. All prospective bidders are urged to inspect the property and have any and all inspections completed (at your expense) prior to auction day. Access can be granted for inspections by calling Greg Moore 734 693 0349. Bidders you are urged to review all documents on file with the city, county, and state. All information that is provided by others and is deemed reliable but not guaranteed by Realtor and or Auctioneer . The seller and Realtors/Auctioneers make no other representation or warranties expressed or implied with respect to the compliance with the accessibility laws or the environmental condition of the premises and the surrounding properties. The property will be sold subject to restriction, reservations, easements, assessment community contracts and zoning orders. Bidders should satisfy yourselves with respect to all issues which you deem material to the transaction. Statements made the day of the auction takes precedent over anything printed or stated prior to the auction day.

BIDDER _____ DATE _____