

Folks, I have some important details to go over with you. If you have tuned me out before, please don't tune me out now. First to be a bidder, you must have either been confirmed by the Auctioneers (Eric Crawford or Omar Aboulhosn) or have brought with you a letter of funds available from your bank and turned that in today.

There are two steps to confirming the sale price of this home. First, the seller will confirm the price and second, the Court will have to confirm the price. So, if you are determined to be the high bidder, and the Seller confirms the price, you, by virtue of you being the high bidder, agree to come to the table here and we're going to fill out some contract paperwork today. You will be given a copy and we will have a copy as well. If you want us to email you a copy, we get back to our office, we will email you an electronic copy so that you can send that over to your title company attorney who you choose to do your closing. We will then submit the contract to the Court process to get court confirmation of the sale and then time is of the essence to close within 30 -45 days after Court approval. Title to the home does not pass until the closing.

As with any auction sale, whatever it might be the property is always sold as is and today is no exception and with that being said, we wanted to give you time to look at this house. We had an open house, we had people message us and email us about this house. This sale is without any contingencies whatsoever. By bidding on this property, you are agreeing that you have done your due diligence regarding the condition of this home and that you are buying it as is, where is, in the current condition it is in.

So, I hope everybody has done their due diligence and that you are comfortable with what you have seen and know what you're going to offer based on what you have seen. Unlike a conventional purchase this is a contingency free sale. This purchase is not contingent upon inspection, it is not contingent upon your ability to obtain financing so for financing if you need financing and if you do not have preapproval for financing or cash in the bank do not do not bid on this property because anything to happen and we don't want lose your deposit because you found out were unable to get the financing that you needed this house. If you were promised the money from a relative and that money is not in your bank account or in a sack in the trunk of your car or in your pocket, I beg of you do not bid on this house if you don't have the cash in hand. Unlike a conventional sale, there will not be a final walk-through before closing. This was your day to inspect the home and the time of inspection ended when I began to talk. This auction sale is NOT contingent upon appraisal. So, if you bid 1 million dollars and it appraises for 1 dollar, you are required to buy it for the 1-million-dollar high bid.

If you read your information closely, you see that we are charging a 10% Buyers Premium. If you bid \$50,000 make sure you are adding that 10% buyer's premium in your head because your bid is really \$55,000. if you're at one 100 would be two 110 so make sure you're mentally doing that math and adding that 10%.

Introduce workers. They are here to help you if you have any questions at all if you do not know where the bid is, if you do not if you're not clear what the total will be at your

current bid if you can't understand me, please grab one of these people and ask the question.

Describe Property: this is a 3/4-bedroom 2 Bath approximately 1844 square feet setting on approximately 0.4 acres..

PT 4-980 Mountain View  
City of Bluefield Tax District  
Tax Map 35 Parcel 17  
Deed Book 1112 Page 190  
Plat Ref: 4057

The Mercer County Appraiser's office appraises this property at \$34,700 (12,600 for land and 22,100 for the home).

We want to thank the City of Bluefield for trusting us with the Auction of this home. It is our honor and privilege to represent the City. We hope that if you need an auctioneer in the future that you will reach out to Twin City Auction (Eric Crawford or Omar Aboulhosn) and let us help you with your sale.