

**JIM MALOOF/REALTORS
AUCTION DIVISION**

TERMS OF SALE/SIGN IN SHEET FOR: Ted Fairfield Farm Section 30, Toulon Township

- AS IS** Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.
- DEPOSIT** Buyer is required to pay an earnest money deposit of \$ **25,000** on day of sale. This deposit is NON REFUNDABLE and will be applied to the purchase price at closing.
- CLOSING** Within 30 days of auction day.
- POSSESSION** Delivered at closing.
- CONTINGENCY** There are no contingencies including those for inspections or financing.
- CONTRACT** Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.
- AGENT** Agents/Brokers/Auctioneers/Jim Maloof Realtors are acting as agent for the seller only and there is no agency relationship with the buyer.
- ANNOUNCEMENTS** All announcements made on day of sale supercede all other prior written or verbal announcements.
- RESERVE** Seller reserves the right to reject all bids. This is not an absolute auction.
- EVIDENCE OF TITLE** Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).
- REAL ESTATE TAXES** 2008 Real Estate taxes payable in 2009 are to be paid 100% by the SELLER with a credit at closing. All subsequent taxes are responsibility of BUYER.

I have read and understand the terms listed above.

Name: _____ Date _____

Print Name: _____

Address: _____

Phone: _____