

**JIM MALOOF/REALTORS
AUCTION DIVISION**

TERMS OF SALE/SIGN IN SHEET FOR:

80 Acres M/L in N ½ of SE ¼ Section 2, Bernadotte Township, Fulton, Co, IL

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 Real Estate taxes are to be prorated to the date of the closing/possession.

SURVEY There is no survey being provided. It is being sold as 80 acres more or less.

I have read and understand the terms listed above.

Name: _____ Date _____

Print Name: _____

Address: _____

Phone: _____