

C&K Homes | LaCrosse, VA

Terms and Conditions for Bidding OnSite

1. **REGISTRATION:** Bids will only be accepted from registered bidders. You will be required to show your Driver's License and your Cashier's Check which needs to be 10% of the high bid price, to register to bid.
2. **DEPOSIT:** The successful bidder will be required to sign a Memorandum of Sale, immediately following the falling of the hammer, and the Cashier's Check, in the amount of 10% of the Sales Contract Price, will be delivered to the Substitute Trustee. The Deposit will be applied to the Contract Sale Price at closing. The Deposit is Non-Refundable, unless the Trustee cannot convey title. Closing to take place within 30 days of sale. **Time is of the Essence.**
3. **DEED:** The property will be conveyed by Special Warranty Deed.
4. **ANNOUNCEMENTS:** Announcements made on the day of sale take precedence over all prior communications, both verbal and written, concerning the sale or the property.
5. **BUYER'S PREMIUM:** There will be a 5% Buyer's Premium in effect on day of sale. The Buyer's Premium will be added to the successful bid amount, to determine the Contract Sale Price.
6. **"AS-IS", "WHERE-IS":** The property is being sold "AS-IS", "WHERE-IS". Potential Buyers must perform such independent investigations with respect to the property as they deem necessary to verify information provided by Auction Company or the Seller.
7. **ADVERTISEMENTS:** All information provided by Auction Company and the Seller is deemed reliable but is not warranted. The information contained in this brochure and any advertisements by Auction Company are subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by the Auction Company or the Seller.
8. **REPRESENTATION:** Auction Company and its representatives represent the Foreclosing Party.
9. **BID INCREMENTS:** Auctioneer reserves the right to set bid increments.