

**Auction Registration and Terms of Sale:**

1. By bidding in today's auction, you are demonstrating acceptance of the terms of the auction.
2. **Agency:** Buyer acknowledges that the Auctioneer represents the seller in this transaction. The buyer is either been registered (at least 24 hours in advance) with a licensed agent, or is here unrepresented.
3. **Condition of property:** The Real Estate being sold AS-IS. Potential bidders have opportunity for inspection, at their expense. Bidders should bid based on his / her own good judgment. The auctioneer, nor seller, make any warranties or representation regarding condition of real property.
4. **Closing:** Per the terms of the contract, you will be expected to close within 30 days. Closing will occur at a location determined by seller. Closing costs will be paid by the buyer.
5. **Buyer's Premium:** There is a 2% buyer's premium in effect today.
6. **Taxes:** Will be pro-rated as of day of close.
7. **Possession:** Buyer shall have complete possession of the property as of the day of close.
8. **Earnest Money Deposit:** Earnest money check from the successful bidder will be deposited into Keller Williams Capital Partners Realty brokerage escrow account and credited to buyer at closing. Earnest money checks collected from unsuccessful bidders will be returned after the auction. The amount of the earnest money shall be \$5000.
9. If any dispute arises between or among bidders, the auctioneer shall have sole discretion in determining the high bid and bidder. The auctioneer reserves the right to reject any or all bids and reserves the right to bid on behalf of any absentee bidder. Existence of absentee bidders will be disclosed at the beginning of the auction.
10. Unless specifically announced and advertised as an "Absolute" Auction, auctions shall be considered a Public Auction. Minimum bids shall be announced and published prior to bid-calling. Public Auction may be subject to owner confirmation. Announcements made by auctioneer take precedence over written materials.
11. We appreciate your bidding. Garth's and our auctioneers are licensed and bonded in favor of the State of Ohio. Today's auctioneer(s) are Amelia Jeffers, Apprentice Auctioneer; Steve Bemiller, Auctioneer.

Auction Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Bidder Name (please print): \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Bidder Signature, accepting terms of sale: \_\_\_\_\_

Earnest Money, check # / amount: \_\_\_\_\_



**KELLER WILLIAMS**  
**CAPITAL PARTNERS**  
R E A L T Y

