

Auction Property Address

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<i>Address</i>		

Scheduled Date & Time of Auction

<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Weekday</i>	<i>Month</i>	<i>Day</i>	<i>Year</i>
					: <input type="checkbox"/> AM <input type="checkbox"/> PM	
<i>Time</i>						

BIDDERS & BROKERS, PLEASE READ TERMS & CONDITIONS CAREFULLY THEN SIGN, DATE & RETURN

24 HOURS PRIOR TO SCHEDULED AUCTION

Cooperating Brokers:

Cooperating brokers will receive a four percent (4%) commission on the high bid, also referred to as "hammer price" whose prospect purchases this specified real estate at auction and closes in full. Cooperating brokers will receive the stated four percent (4%) only if he or she attends the auction with his or her client AND completed proper registration with their prospect at least 24 hours prior to auction date USING THE "BROKER/AGENT COOPERATION AGREEMENT" which should accompany this bidder (client) registration document. Hammer price or high bid refer to the bid at which the auctioneer declares the property "SOLD" before the inclusion of the 10% Buyer's Premium. Brokers must be actively licensed in the State of Florida.

Terms:

Successful bidders will make a non-refundable 10% purchase-price (purchase price includes the 10% Buyer's Premium. This is the amount which will appear in section H, line 35 of the Contract for Sale and Purchase. Example of the calculations are below.) in the form of cash, personal or business check with bank letter or guarantee (as described below), cashier's check money order and sign a Contract for Sale and Purchase with the remaining balance due at closing, an amount which includes the 10% Buyer's Premium.

Example of Buyer's Premium & Purchase Price Calculation

Purchase Price: \$110,000

Hammer Price: \$100,000

Auction Day Deposit: \$11,000

10% Buyer's Premium: \$10,000

Closings:

All real estate transactions must close within 30 days

Prorations:

All taxes from the current year shall be prorated as of the date of closing.

Buyer Pays:

All closing costs except ((Documentary Stamps on Deed), including title insurance recording fees, survey, and any other necessary Costs/Fees.

Title:

Seller will deliver Title free of liens or judgements. Affiliated Auctions & Realty has not conducted a title search on the property. If Title is defective and cannot be made good within 60 (sixty) calendar days after the selling, being notified in writing of the specific defects, the buyer may choose to render the contract Null & Void, and have their deposit refunded.

Bank Letter of Guarantee

All bidders must provide a valid Bank Letter of Guarantee in order to bid.

Sample Guarantee Letter:

As a customer of _____ bank, we will guarantee payment of checks drawn on account # _____ not to exceed the aggregate amount of \$ _____ for purchases at the auctions of Affiliated Auctions & Realty LLC on _____, 20____ in _____ County, FL.

"As Is" "Where Is"

Property is Sold & Conveyed "As Is" "Where Is" With Any and All Faults:

Neither Auctioneer, Affiliated Auctions & Realty, LLC, the seller, or their agent make any guarantees. Representation or warranties, expressed or implied, as to the condition, fitness, particular purpose, merchantability, matters of survey, habitability, design, or environmental status of the property. It is assumed by all that, by agreeing to these terms, the bidder has completed any and all preliminary property inspections in preparation for bidding. In bidding the bidder is relying solely on their own expertise and information.

Agency Disclosure: In all transactions, the auctioneer is acting as an agent for the seller, not as the buyer's agent.

Registered Bidders: At least 5 (five) qualified bidders must be registered for the auction or the seller reserves the right to cancel the auction.

Disclaimer

All information contained herein is believed to be correct to the best of auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete.

Any reliance on the contents shall be solely at the recipient's risk. Each bidder must conduct and rely solely upon his own investigation and inspection. The property is being sold "AS IS" with any and all faults. Please review all the information supplied and seek the appropriate assistance prior to attending and bidding at the auction. Announcements made from the auction podium take precedence over written matter and prior oral statements.

Note: Under Title X, the purchase of a single family residence built before 1978 has maximum 10 days to inspect the property for presence of lead based paint

Affiliated Auctions & Realty, LLC

www.AffiliatedAuctions.com

Auction License: AU4905, AU 3103,

AB2286 Sales Associate License: SL3399536

Broker License: BK3122483

**Real Estate Auction
Bidder/Broker Registration**

Affiliated Auctions

2500 Apalachee Parkway
Tallahassee, FL 32301
(850)656-5486

BY SIGNING HERE YOU UNDERSTAND AND ACCEPT THESE TERMS & CONDITIONS

Signature

Date & Time

Mailing Address

Printed Name

City

State

Zip Code

Phone 1

Email Address

Phone 2

Bidder Number

Fax

Please return executed Terms & Conditions to:

2500 Apalachee Parkway (STE F)
Tallahassee, FL 32301
FAX: (850)656-8948

If you are represented by an agent/broker, the Agent/Broker Cooperation Agreement MUST accompany this bidder registration.

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