



REAL ESTATE AUCTION BIDDER INFORMATION

LOCATION OF PROPERTY & ON PREMISES AUCTION

C 907 E. Nine Mile Rd, Highland Springs, VA 23075

DATE AND TIME OF AUCTION:

C Tuesday June 10, 2008 at 11:00 am *On Premises*

AUCTION & BIDDING TERMS:

- C A \$ 10,000 Cash, Certified Funds or Check with Guaranteed Bank Letter, Earnest Money Deposit will be required no later than at registration of Auction.
- C Proof of Cash or Certified Deposit will be required to Register for the Auction. Deposit will be deposited in escrow day of sale if confirmed. Such Earnest Money Deposit requirement is at the discretion of the Auctioneer. **10% Buyers Premium applies to the Auction.**
- C Full Balance at **Settlement by Cash or Certified Funds within 30 days after the date of the auction, or by 5:00 pm July 10, 2008, with Time being of the Essence.** Should the successful Bidder default and not settle within the 30 days, the successful Bidder will forgive any and all rights to the Earnest Money Deposit.
- C The Property is being SOLD “**AS IS - WHERE IS**” without any guaranty as to condition, zoning or use. Any and all inspections desired by the Bidder should be made prior to the Auction.
- C A 2-10 Home Buyers Warranty will be provided by the Seller to the successful Purchaser at Closing.
- C The Real Estate is being Sold Subject to Confirmation by the Seller and/or Auctioneer and may be confirmed during the Auction, but no later than 2 hours after the end of the Auction.
- C Any Broker wishing to register a client should refer to the Brokerage Co-operation Information or contact our Offices.

All information is derived from the best sources possible, however, each and every bidder should investigate and inspect the property to their own satisfaction and bid accordingly. Seller and Auction Company make no guaranties as to the property, it's condition, zoning, use or certificate of occupancy.

www.lupergroup.com