

FROM THE PODIUM

Welcome to today's sale. You should have received a Bidder's Card and these Sale Day Notes to participate in the bidding. If not, please let the onsite staff know so they may assist you.

Here are the "Top 10" things you need to know before bidding:

1. Bidding confirms you've inspected the properties and read and agreed to the terms of sale in today's Contract – DO NOT BID unless you have done this!
2. Anything the seller or we know about the properties has been disclosed in today's materials and they are sold "as is" without any further inspections or repairs. By Bidding you agree to all disclosures.
3. You must make 10% of the Contract Price with a \$2500.00 minimum as down payment immediately following the auction – personal checks are accepted. The Contract is NOT assignable.
4. Most sales are approved within 3 days or less – upon approval you will be notified by our staff at the phone number and/or email address you gave at registration.
5. You must close on this transaction within 45 days from the auction date. Financing is allowed, but you should be pre-approved before bidding as there are no financing or inspection contingencies or other delays allowed.
6. You are not allowed access or possession of the property until after closing.
7. Each property is subject to a Buyer's Premium of 10% (\$2500.00 minimum) added to the high bid to calculate the purchase price. You will also be responsible for all closing costs. Example: High bid \$100,000 x 10% Buyer's Premium = \$10,000. High Bid of \$100,000 + \$10,000 Buyer's Premium = \$110,000 purchase price.
8. You will receive a Title Commitment as evidence of insurable title. Real Estate taxes will be prorated through date of closing.
9. To make a bid, simply raise your bid card. The Auctioneer controls the bidding and corrects any mistakes made. The bidding will only last a few minutes.
10. And last but not least – take a deep breath – good luck and good bidding!

Selling Real Estate at Assiter Auctioneers

Assiter's marketing strategy of selling Real Estate at auction maximizes your profit potential in the following ways:

- Targeted Approach
- Pre-Determined Sale Date
- Optimum Visibility & Exposures
- Competitive Bidding Drives Prices Up
- Qualified & Interested Buyers Only
- No Contingencies

If you or someone you know would be interested in auctioning real estate we would appreciate a call to our office.

**ASSITER
AUCTIONEERS**

Canyon, TX

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