

FROM THE PODIUM

Welcome to today's Williams & Williams auction. You should have a **Bidder's Card** 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. TERMS:** Bidding confirms you've inspected the properties (or waived your ability to inspect) and that you have read and agreed to the terms of sale in today's Contract and Terms of Sale – Please **DO NOT BID** unless you have done this!
- 2. DISCLOSURES:** The property disclosures are located on the back of this sheet (or separate sheet) labeled 'Sale Day Notes'. Anything the Seller or Williams & Williams knows about the properties has been disclosed in today's materials. Properties are sold "as-is" without any further inspections or repairs. By bidding you agree to all disclosures.
- 3. DOWN PAYMENT:** You must make a 5% (\$2,500 minimum - whichever is greater) down payment immediately following the auction - personal and business checks, money orders and cash are accepted. Credit cards are not accepted on site.
- 4. CONTRACT:** The Contract is **NOT** assignable. The deed name(s) provided by the high bidder cannot be altered and must be present unless you have their power of attorney.
- 5. APPROVAL:** Properties are sold subject to Seller confirmation, unless designated as an "absolute auction." Most approvals are received from the Seller within 14 days or less; upon approval, you will be notified by our staff.
- 6. TITLE:** You will receive an Owners Title Insurance Policy as evidence of insurable title. Real estate taxes will be prorated through date of closing.
- 7. CLOSING:** You must close on this transaction within 30 days from the acceptance date, unless a different period of time is indicated on your Contract and Sale Day Notes. Financing is the buyer's obligation, and you should be pre-approved before bidding as there are no financing or inspection contingencies or other delays allowed. You will also be responsible for closing costs.
- 8. POSSESSION:** You are not allowed access or possession of the property until after closing.
- 9. BUYER'S PREMIUM OR AUCTION SERVICE FEE:** Each property may be subject to a Buyer's Premium of 5% (\$2,500 minimum) added to the high bid OR an Auction Service fee of \$3,000. Please see the Sale Day Notes and listen to the Auctioneer for the specifics about each property.
- 10. BIDDING:** The Auctioneer controls the bidding and corrects any mistakes made. The bidding will only last a few minutes.



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Auction Network Online Bidders

(if online bidding is available – Online bidders should take note of the Top 10 'need to know' as well as these 6 points)

- 1. BID BUTTON:** The orange bid button is hot. Do not click it unless you are serious about bidding.
- 2. INSPECTION:** If you bid, you are signifying that you have inspected the property or waive your ability to inspect.
- 3. VIDEO/AUDIO DELAY:** Please pay attention to what the bidding application is showing, not the audio or video as they could be delayed due to our remote location.
- 4. PROPERTY:** We often sell multiple properties from one sale site, so make sure you are aware of which property is being auctioned before you start bidding.
- 5. DOWN PAYMENT** Internet high bidders will have the down payment immediately charged to their credit cards
- 6. TERMS:** Do not bid if you have any issues with the terms and conditions just stated as you will be held to your agreement once recognized as the high bidder.

Selling Real Estate at Williams & Williams Auction

Since 1905, Williams & Williams has been perfecting auctions to make real estate sales more open, honest, and resulting in real value. Services include property management, marketing, title and closing, analytics and risk management. Sales divisions serving individual and corporate sellers include:

- Premier Properties
- Farms and Ranches
- Commercial Assets
- Corporate/Financial Real Estate Owned (RELO/ORE/REO)
- Residential homes and land

Williams & Williams sells thousands of properties across the US and Puerto Rico every year. Marketing includes global e-commerce, print and direct mail strategies and live, competitive bidding across onsite, online and simulcast television platforms for all real property types, including: Commercial & Industrial complexes, Estates, Premier Homes, Farms & Ranches, RELO, REO, Residential & Commercial bulk portfolios.

\$1 Billion+ annually in sales marks Williams & Williams as the premier brand in real estate auction. Driven by core values of free market competition and stewardship, our multi-disciplined team of professionals are committed to measurable results and sustainable performance on behalf of all our clients and customers.

For more information on how to list your property contact sales@williamsauction.com or call 866.778.1422