

JIM MALOOF/REALTORS
AUCTION DIVISION

TERMS OF SALE/SIGN IN SHEET FOR: Marion Meyers Trust
Tract I 42.5 Acres M/L & Tract II 72.5 Acres M/L

AS IS Property is being sold in AS-IS Condition with no warranties expressed or implied. Buyer is advised to make a thorough inspection.

DEPOSIT Buyer is required to pay an earnest money deposit of **\$ 50,000 per Tract** on day of sale. This deposit is **NON REFUNDABLE** and will be applied to the purchase price at closing.

CLOSING & POSSESSION On or Before February 2, 2012

CONTINGENCY There are no contingencies including those for inspections or financing.

CONTRACT Successful bidder will be required to enter into a written real estate purchase agreement. The proposed agreement is available for buyers to review prior to the start of the auction.

ORDER OF SALE Tracts are being offered as BUYER'S choice. Successful bidder can take Tract I, Tract II or both Tract I and Tract II.

AGENT Agents/Brokers/Auctioneers/Jim Maloof Realtors are acting as agent for the seller only and there is no agency relationship with the buyer.

ANNOUNCEMENTS All announcements made on day of sale supercede all other prior written or verbal announcements.

RESERVE Seller reserves the right to reject all bids. This is not an absolute auction.

EVIDENCE OF TITLE Seller will provide merchantable title in the form of a title insurance commitment and a warranty deed (or equivalent).

REAL ESTATE TAXES SELLER will pay 2011 taxes (payable in 2012) by giving BUYER a credit at closing.

SURVEY SELLER will provide a survey.

I have read and understand the terms listed above.

Name: _____ Date _____

Print Name: _____

Address: _____

Phone: _____

Disclaimer: All information contained herein is taken from sources believed to be accurate. However, BROKER and SELLER make no warranties as to the accuracy. BUYERS are advised to make a thorough inspection.