

Terms & Conditions
22606 E 796 Road
Welling, OK 74474

Terms and Conditions of Sealed Bid:

1. **Seller is Selling the property "As Is" , "Where Is"** with no warranties expressed or implied. Property will be sold to the highest bidder with NO Buyer Contingencies allowed.
2. Subject property will be **Marketed to The Public until 5pm November 3rd, 2021.**
3. Property Preview Days will be **Thursday September 30th (10am-3pm) / Wednesday October 13th (10am-3pm) / Thursday October 28th (10am-3pm).**
4. Buyers are more than welcome to conduct inspections that they feel are necessary **PRIOR** to the bidding, NOT after the bid is accepted. Seller is not providing a survey of any kind to Buyer.
5. **Sealed Bids Due NO LATER than 5pm November 3rd, 2021.** Sealed Bid Contracts are available on the MLS or by request from Listing Realtor. All bids MUST be written on the "Sealed Bid Contract" provided by Coldwell Banker Select! All other contracts WILL NOT BE CONSIDERED! Buyers are more than welcome to submit their Bid anytime before the Bid Deadline!
6. Seller will review all offers and, if needed, may ask for buyers to resubmit their highest & best offer should multiple bids be more/less the same. Seller has the right to reject the high bid amount.
7. No Financial Contingencies.
8. 10% Non-Refundable deposit due at the time that contract is signed by all parties.
9. Closing to commence 30 days from day that contract is signed by both parties.
10. Any Announcements Made the Day Bids are Due Supersede Written Terms!

*Please call for more information or questions. Contact Greg Ganzkow 918-381-5656 or G7@theG7Group.com.