

**TERMS AND CONDITIONS**  
**BILLY BOB TOADVINE AUCTION**  
**MARCH 7, 2020**

1. **10% DOWN PAYMENT WITH AUCTION PURCHASE AGREEMENT ON DAY OF AUCTION.**
2. **BALANCE WITH TRANSFERANCE OF GENERAL WARRANTY DEED TO BUYER ON OR BEFORE APRIL 15, 2020.**
3. **REAL ESTATE TAXES AND RENT WILL BE PRO-RATED AS OF CLOSING.**
4. **INSURANCE WILL BE MAINTAINED BY SELLER UNTIL CLOSING.**
5. **POSSESSION WILL BE GIVEN WITH TRANSFERANCE OF DEED, HOWEVER PURCHASER WILL BE GRANTED IMMEDIATE LANDLORD'S POSSESSION.**
6. **AUCTION PURCHASE AGREEMENT IS NOT SUBJECT TO LOAN APPROVAL OR PROPERTY APPRAISAL.**
7. **AUCTION PURCHASE AGREEMENT IS NOT SUBJECT TO ANY POST AUCTION INSPECTIONS INCLUDING THOSE FOR WOOD INFESTATION OR SEPTIC SYTEMS.**
8. **AS IS CUSTOMARY AT REAL ESTATE AUCTIONS, THE PROPERTIES ARE SOLD "AS IS, WHERE IS".**
9. **WHILE NONE ARE EXPECTED, ANNOUNCEMENTS AT AUCTION TAKE PRECEDENCE OVER PRIOR TERMS.**