

MAYME WILSON ESTATE

TERMS & CONDITIONS

- 1. 10% Down payment with auction purchase agreement. This down payment is non refundable and applies to purchase price.**
- 2. Balance is due at closing on or before May 14, 2021.**
- 3. Real estate taxes will be prorated as of closing date.**
- 4. Rent (if any) will be prorated as of closing.**
- 5. Insurance will be retained by seller until closing.**
- 6. Dwelling possession: With deed at closing (unless Buyer negotiates differently with renter)**
- 7. Land possession is immediate Landlord's Possession.**
- 8. Selling Method---Tracts 1, 2, 3 will be offered as individual tracts, then Tracts 1, 2, 3 with be offered combined as one parcel. Seller will select the method that results in the highest bid.**
- 9. Auction purchase contract is not subject to loan approval or appraisal.**
- 10. As is customary in real estate auctions the property is sold "as is, where is" and not subject to any post auction inspections.**

11. **Any announcements announced day or auction take precedence over previous announcements.**