

**Terms and Conditions for Real Estate Auction at**  
**311 Jefferson St Oskaloosa, KS**

---

1. Earnest money: In order to obtain a bidder number, the prospective bidder must show positive identification and sign this form. If bidder is successful, the non-refundable amount of **10% of high bid**, in certified funds, personal check, or cash, will be tendered and made payable to **escrow agent**, and will be deposited into their escrow account. Balance shall be due and payable at closing on or before **April 4, 2016**. Time is of the essence in this transaction.
2. Property is offered "as-is" with any and all faults with positively no contingencies.
3. Plats shown herein and the description of any improvements are for informational purposes only, and no representations, warranties or guarantees are made concerning locations, dimensions, or tract size or nature, quality or suitability for use of the tract for any improvements.
4. The property shall transfer by Deed that is acceptable by title company, subject to seller obtaining merchantable title, free and clear of any and all liens. Seller and Buyer will split closing agent's fee 50/50.
5. Upon seller's approval of high bid, the buyer shall immediately enter into a Purchase and Sale Agreement.
6. Once bidding is declared closed by auctioneer, there shall be no further bidding. In the case of a disputed bid, the Auctioneer will use his judgment as to good faith of all claims and his decision is final.
7. All bidders are required to register and give full identification prior to the beginning of the auction and are required to use the number issued to them when identifying themselves as the high bidder.
8. Should a dispute arise after the auction, auctioneer's records shall be conclusive in all respects.
9. This is a privately owned and operated auction. We reserve the right to refuse admittance to any person(s). No transfer shall be recognized from one buyer to another.
10. Auctioneer and/or seller reserves the right to withdraw the property prior to auction.
11. Bidder agrees to the above Terms and Conditions of the auction prior to receiving a bid number.
12. The above stated Terms and Conditions of Auction cannot be altered except in writing by all parties of the contract, or by verbal changes to terms given by Broker or Auctioneer at the time of Auction.
13. Bidder does hereby indemnify and hold harmless Auctioneer/Real Estate salesman, broker, and Seller from any and all damages, claims or liabilities from injuries to person or property of any type whatsoever, caused during auction.
14. United Country Heart of America RE listing agent(s)/auctioneer(s) represents the seller, and not the buyer in this transaction.

"I have read, understood and agree to accept the above listed Terms and Conditions of Auction/Sale. I have received, read, and understand the information provided in the Property Information Package."

Signed (Buyer (s)) \_\_\_\_\_

Date \_\_\_\_\_

Bid number \_\_\_\_\_

Please Print name here \_\_\_\_\_