

**Terms and Conditions****Bidder's Registration**

All prospective buyers must register to bid along with a valid form of Government issued identification. A **10% buyer's premium** will be added to the final bid and included in the total contract price. A **5% non-refundable down payment**, inclusive of the buyer's premium, will be due immediately after being declared the buyer. This amount will be applied to the purchase price and will be deposited in the broker's escrow account as Earnest Money to be part of a Purchase and Sale Agreement. The Responsible Broker shall be Craig Van Engelen at SelEquity Real Estate.

**Broker Participation Invited**

Brokers and/or buyer's agents must register their buyer **48 hours in advance** subject to established SelEquity Auction guidelines. Broker/Agent must accompany their buyer at the Auction. To obtain a Participating Broker's Agreement please contact:

John Ballard 208-860-1940 / auction@selequity.com / or

Chris Knight 208-899-9588 / chris@moreagent.com

**Closing**

The balance is due in cash or new loan at closing within 30 days. A General Warranty Deed will be supplied by the seller at the seller's expense giving marketable title subject to restrictions of record. Home Owners Association fees, if any, and Taxes are pro-rated as of closing. Title insurance will be at the buyer's expense.

**Property Information Package**

A Package of information has been assembled for this property, which may include a preliminary title report, area description and a seller's property disclosure along with other pertinent information. All information is deemed reliable but not guaranteed. Buyer is responsible to verify all information.

**Property Inspection**

Preview of the property is essential. **Property will be sold "as is, where is," with NO contingencies.** Property will be sold subject to easements, restrictions, zoning and other matters of record. **Previews of this Property will be held on Saturday, March 15<sup>th</sup> and 29<sup>th</sup> at 12:00 P.M., Noon.**

**Conduct of Auction**

Conduct of auction and bidding increments are at the discretion of SelEquity Auction, who reserves the right to deny any person admittance to the auction. Seller reserves the right to cancel the auction at any time prior to the commencement of bidding.

**For More information Contact John Ballard at 208-860-1940 at SelEquity Real Estate Auction**