

Terms and Conditions

Auction Date & Time: July 26, 2009—11 am.

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A deposit of Twenty Thousand (\$20,000.00) Dollars in cash or certified check or bank cashiers check will be required to be delivered to Simond & Oakes Auctioneers & Appraisers LLC prior to the sale in order for the Buyer to bid on the Real Estate.

The total Purchase Price of the Real Estate shall be the hammer price plus a Ten (10) percent Buyer's Premium charged to the Buyer.

On auction day the deposit must be increased to 10% of Purchase Price and within seven (7) days of sale the entire deposit must be converted to cash or certified check or bank cashiers check.

The balance of the Purchase price will be paid by the Buyer in cash or certified check or bank cashiers check at the time of closing thirty (30) days from the date of the sale.

The Real Estate is being sold in AS IS condition, subject to all known and unknown defects, with no representation or warranty of any kind including, without limitation, any warranty or representation as to construction, fitness for habitation or condition. Simond & Oakes Auctioneers & Appraisers shall not be held responsible for inaccuracies in descriptions by third (3rd) parties and for any error or omission.

The Buyer is responsible for his/her own research on the Real Estate.

Other terms, if any, will be announced at the sale.