

# **TERMS AND CONDITIONS ONLINE REAL ESTATE AUCTION**

**115 MARRETTA LANE  
WAYNESVILLE, NC 28786**

**HAYWOOD COUNTY PIN. # 8604-80-7760**

- ◆ **5% DOWN DAY OF AUCTION**
- ◆ **CASH, CASHIERS CHECK, OR PERSONAL CHECK (DEPOSIT IS NON- REFUNDABLE UNLESS ESTATE/GUARDIAN CAN NOT PROVIDE CLEAR TITLE AT CLOSING)**
- ◆ **BALANCE OF PURCHASE PRICE DUE IN FULL DAY OF CLOSING**
- ◆ **NORMAL PRORATION OF CLOSING COSTS. ESTATE/GUARDIAN WILL PAY 1.00 PER 500.00 OF PURCHASE PRICE TO STATE OF NC. REAL ESTATE PROPERTY TAXES WILL BE PRORATED AND ESTATE/GUARDIAN WILL PAY REAL ESTATE TAXES UP TO DAY OF CLOSING, AND BUYER WILL PAY BALANCE OF YEAR**
- ◆ **ESTATE/GUARDIAN WILL PROVIDE DEED PREP AND PROVIDE CLEAR TITLE AT CLOSING**
- ◆ **DEPOSIT MONEY WILL BE REFUNDED IF ESTATE/GUARDIAN CANNOT PROVIDE CLEAR TITLE**
- ◆ **PROPERTY TO BE SOLD SUBJECT TO GUARDIAN/ESTATE/ATTORNEY APPROVAL, 10 DAY POSTING PERIOD, COURT CONFIRMATION, AND COURT APPROVAL.**
- ◆ **CLOSING WITHIN APPROX. 45 DAYS OF AUCTION**
- ◆ **6% BUYERS PREMIUM IN EFFECT**
- ◆ **SOLD AS-IS. POWER AND SEWER UNKNOWN, PLUMBING AND ELECTRIC UNKNOWN, WATER SOURCE UNKNOWN, SEPTIC TANK/SEWER UNKNOWN. NO EXCEPTIONS.**
- ◆ **SELLERS AGENT ONLY**
- ◆ **SUBJECT TO DEED & ZONING RESTRICTIONS IF ANY**
- ◆ **TITLE CONVEYED BY FIDUCIARY COMMISIONER'S DEED**
- ◆ **ANY REMAINING TRASH/RUBBISH ON PREMISES DAY OF CLOSING IS THE RESPONSIBILITY OF THE BUYER**