

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

**27 DREAMBIRD DRIVE  
LEICESTER, NC 28748**

**BUNCOMBE COUNTY PIN. # 879154687900000**

- ◆ **5% DOWN DAY OF AUCTION**
- ◆ **CASH, CASHIERS CHECK, OR PERSONAL CHECK (DEPOSIT IS NON- REFUNDABLE UNLESS ESTATE/EXECUTOR CAN NOT PROVIDE CLEAR TITLE AT CLOSING)**
- ◆ **BALANCE OF PURCHASE PRICE DUE IN FULL DAY OF CLOSING**
- ◆ **NORMAL PRORATION OF CLOSING COSTS. SELLER WILL PAY 1.00 PER 500.00 OF PURCHASE PRICE TO STATE OF NC. REAL ESTATE PROPERTY TAXES WILL BE PRORATED AND ESTATE/EXECUTOR WILL PAY REAL ESTATE TAXES UP TO DAY OF CLOSING, AND BUYER WILL PAY BALANCE OF YEAR**
- ◆ **ESTATE/EXECUTOR WILL PROVIDE DEED PREP AND PROVIDE CLEAR TITLE AT CLOSING**
- ◆ **DEPOSIT MONEY WILL BE REFUNDED IF ESTATE/EXECUTOR CANNOT PROVIDE CLEAR TITLE**
- ◆ **PROPERTY TO BE SOLD SUBJECT TO ESTATE/EXECUTOR APPROVAL.**
- ◆ **CLOSING WITHIN APPROX. 35 DAYS OF AUCTION**
- ◆ **6% BUYERS PREMIUM IN EFFECT**
- ◆ **SOLD AS-IS. NO EXCEPTIONS.**
- ◆ **SELLERS AGENT ONLY**
- ◆ **SUBJECT TO DEED & ZONING RESTRICTIONS IF ANY**
- ◆ **TITLE CONVEYED BY GENERAL WARRANTY DEED**
- ◆ **HOA FEES WILL APPLY**