

HEAD AUCTIONS & REALTY

REAL ESTATE TERMS: The successful bidder will be required to make a 10% non-refundable deposit the day of the auction. The sale **IS NOT** subject to the buyer's ability to obtain financing nor any other contingency, feasibility period, or the results of inspections or appraisals. Should the buyer default and fail to close as specified, the buyer will forfeit their deposit, which will immediately be released to the Auction Co. / Broker. A 10% buyer's premium is in effect and will be added to final bid accepted, subject to Sellers Confirmation, which will establish the final contract or sales price. Closing will be within 30 days of the auction date. If Seller fails to close or deliver clear title, the Auction Co. / Broker will not be responsible. If for any reason the sale cannot be consummated because of the seller, the down payment will be refunded. Closing costs will be paid for by the buyer. The property is offered **"AS IS – WHERE IS"** with no contingences, repairs, clean up or improvements. Prospective buyers should inspect the property prior to sale day. Information provided by auction co. is believed to be accurate; however, auction co. does not guarantee accuracy of the information provided. Successful bidder will be required to sign a contract upon conclusion of the bidding. Bidder understands and agrees that William Head and Head Auctions & Realty represents the Sellers and **will not** be considered an agent for the Bidder.

Bidder's Name: _____

Address: _____ City: _____ Zip: _____

Phone: _____ Email: _____

SIGNATURE: _____ DATE: _____

WILLIAM HEAD CAI, AARE, CAGA, CES
MS AUCTION LIC # 892
MS REAL ESTATE LIC # 19794
(601) 613-8693