



**Bidder Registration
Completion Requirement Bidder Approval, Deposit**

This completed form is required to be submitted prior to the real estate auction. As a precaution against any potential registration problems, 48-hour advanced registration is recommended.

1. I have read the Terms & Conditions of the Real Estate Sale and completely understand them and agree to be bound by them.
2. I certify that I have sufficient funds to meet the requirements as called for by the Agreement of Sale for Real Estate. I have or will show evidence of my deposit upon submission of this form.
3. I understand that if I am the successful bidder, I will sign the Agreement of Sale for Real Estate immediately after my bid.
4. I certify that I agree to accept the property in AS IS condition and that I have completed my Due Diligence prior to the sale and my bidding. There is not anything concerning the condition of the property prior to my bidding,
5. I certify that I am not the owner of any of the properties being offered for sale, nor am I acting as a representative of an owner.
 - (a) submission of this registration form does not constitute approval to participate in bidding. All prospective bidders must be formally reviewed, approved, and registered by AC Auctions prior to the auction. In addition, a qualifying deposit must be received and verified before bidding privileges are granted.
 - (b) Execution of this form, whether completed independently or signed by an authorized representative of AC Auctions, does not guarantee bidding eligibility. AC Auctions reserves the absolute and sole discretion to approve or deny any bidder's participation at any time, including before, during, or after the auction.
 - (c) All deposits submitted by non-winning bidders will be returned in full, provided no breach of auction terms has occurred. Bidders who elect to remain designated as backup bidders must maintain their deposit in escrow until formally released by AC Auctions.
 - (d) For this registration to be deemed complete and valid, the bidder must fully complete this registration form and must also read, acknowledge, and sign the official Terms and Conditions for the applicable auction. Failure to satisfy both requirements will result in the registration being deemed incomplete and the bidder will not be approved to participate.
 - (e) Title company conducting closing is NBSS, LLC Title, no acceptations.

By signing and returning this certification I certify the following, I have read, understand, and agree to all Terms and Conditions of the auction.

| | | | |
|--------------------------|------------|-----------------|----|
| Name: | | Bidder # | |
| Phone: | | Address | |
| Email: | | Deposit: | \$ |
| Address: | | | |
| Bidder Signature: | | | |
| Auction Approval: | By: | | |

Execution of this registration by the auctioneer is required as a condition precedent to the bidder's authorization to participate in the auction.



Real Estate Auction Terms & Conditions

Auction Date/Time: Thursday, May 21, 2026. Time Slots: 10:00 AM, 11:00 PM, 12:30 PM, & 2:30 PM

Eligibility to Bid-All sales are subject to bank approval and acceptance. Auctioneer reserves the right to approve or reject any bidder registration at its sole discretion.

- Bidder must: (i) read and sign these Terms; (ii) present verification of \$10,000 in available funds; and (iii) present valid government-issued ID. The highest bidder must, at the auction, execute the Agreement of Sale and pay a \$25,000 deposit by cash, certified check, cashier's check, or treasurer's check, payable to the Title Company/Escrow Agent. Said deposit shall be non-refundable except in the event Seller is unable to convey clear title.
- The balance of the purchase price, plus adjustments, is due by certified funds or wire transfer on or before 45 days after execution of the Agreement of Sale, at the Title Company's office unless otherwise agreed in writing. Time is of the essence.
- **No Contingencies** – This sale is not contingent upon financing, appraisal, inspection, or any other contingency. Buyers are purchasing in reliance solely upon their own due diligence.
- **Title and Deed** – Seller shall convey title by Bargain and Sale Deed in recordable form. Buyers shall pay all recording fees. Real estate taxes shall be prorated at closing. Property is sold "AS IS, WHERE IS." Auctioneers make no representations regarding deed restrictions, title, zoning, surveys, condition, or taxes. All bidders must conduct their own due diligence. Marketing materials are for informational purposes only. Title company is NBSS, LLC Title, no acceptations.
- **Default** – If Buyer fails to close or otherwise breaches the Agreement, Auctioneer may declare default and retain all deposits as liquidated damages.
- If Seller is unable to convey title, Buyer's sole remedy shall be the return of the deposit, and both parties shall be released from further obligations.
- **Transaction Broker** – The auctioneer/broker acts as a transaction broker and neutral facilitator. No agency or fiduciary relationship exists unless established by a separate written agreement.
- The auctioneer/broker will present bids and offers, transmit documents, and coordinate the transaction through closing; exercise reasonable skill and care; deal honestly and fairly; and account for escrowed funds. The auctioneer/broker will disclose known material defects that are not readily observable. No advocacy of price or terms will be provided to either party. No verification is made regarding condition, dimensions, zoning, title, or legal compliance. No legal, tax, accounting, engineering, or environmental advice is provided.
- **Confidentiality** – Price, terms, motivation, and other confidential information shall remain confidential unless authorized, required by law, or necessary to prevent fraud. Public or readily discoverable information is not considered confidential.
- **Compensation**
A 10% Buyer's Premium shall be added to the final bid price and is payable to AC Auctions LLC at settlement.
- **Governing Law / Venue**
This transaction shall be governed by the laws of the State of New Jersey and/or Pennsylvania, as applicable. Venue for any dispute shall lie in the county where the property is located.

- These Terms are incorporated into and form part of the Agreement of Sale executed following the auction.

Purchaser Signature _____ **Date** _____