



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 \$10,000 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** _____