

## REAL ESTATE TERMS AND CONDITIONS

These Terms and Conditions apply to Foreclosed Homes, Land and all Real Properties owned by one or more selling entities

(hereinafter "Seller" which shall include the selling entity, any parent company, subsidiaries, or affiliated companies). The Sellers of the Properties have instructed Auctioneer, (hereinafter "SELSA,LLC") to auction the listed property to Prospective Purchasers who register according to the Terms and Conditions set forth below will be known as "Bidder(s)".

REPRESENTATION: SELSA,LLC is representing the "Seller" in this auction.

BIDDING: All Bidders are required to pre-register in order to bid during the auction. There is no fee to register.

AGENCY: SELSA,LLC is NOT acting as an Agent for any Bidder in any capacity and is acting exclusively as the Sellers Agent.

PAYMENT: All SELSA,LLC Real Estate is considered a "Cash Transaction" and NO financing is offered. The down payment can be made with Personal Check or Cashiers Check.

BUYERS PREMIUM: A Ten Percent (10%) Non Refundable Buyers Premium is in effect. The Percentage is calculated on and added to

the Winning Bid Price, which together equals the "Total Sales Price".

DOWN PAYMENT: A Twenty Percent (20%) down payment (based on Total Sales price) is due at the time of your Winning Bid. (This

amount includes the 10% Buyers Premium.) This Down Payment is NON REFUNDABLE. Winning Bidder has up to 4 weeks (20 business

days) to pay the remaining balance via cashier's check or bank wire unless a longer time frame is specifically noted otherwise during the Auction. If all funds to complete the Total Sales Price are not received by SELSA,LLC within the time frame specified SELSA,LLC will declare the Bidder to be in default. In the event of such declaration the Winning Bidder's bid shall be null and void and the Seller shall have NO further liability or obligation whatsoever to that Bidder. Bidder will forfeit the Property, Buyers Premium, and Down Payment, additionally, SELSA,LLC and Seller reserve the right to immediately, and

without further notice put the Property back up for Auction or Sale. IF YOU DID NOT DO YOUR DUE DILIGENCE AND ARE NOT PREPARED TO PAY WITHIN THE ALLOTTED 20 DAYS, PLEASE DO NOT BID!

DUE DILIGENCE: All Real Estate is sold "As Is, Where Is", and it is the Bidders responsibility to do their Due Diligence prior to

Bidding. Winning Bidders represent and warrant: 1.)That they are purchasing the property relying solely on their own due diligence and/or independent inspection, analysis, evaluation or appraisal of the Property in its existing "As Is, Where Is" condition with all faults and limitations; has fully examined, or has had the opportunity to examine the property, its condition or any other matter regarding the property or its Tenants. 2.)Has not relied upon any oral or other representations, promises, or statements from SELSA, LLC, Seller or any of its employees, agents or affiliates.

INSPECTION: No Bid or Sale is contingent upon the inspection of the property. It is Bidders sole responsibility to request access to the property for any inspections. Should Bidder personally inspect or have a representative inspect any properties offered through SELSA, LLC, its Agents, or Affiliates, Bidder assumes all risks associated with such inspection and agrees to hold SELSA, LLC Seller, its agents or affiliates harmless from any and all claims.

Bidders are encouraged to fully investigate public records and all other matters which may disclose information relative to the property; Personally Inspect Property or get professional guidance.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_