



Real Estate Auction

Terms and Conditions

Phoenix Court, Lyman, SC 29365

- Meares Property Advisors is representing the seller only in this transaction. We welcome offers prior to auction day and are paying cooperating brokers/agents 3% commission (3.5% commission if representing the high bidder on the day of auction).
- An onsite ten percent (10%) and online eleven percent (11%) buyer's premium will be applied to the approved high bid to arrive at the contract sales price.
- This property is being offered subject to seller confirmation of the high bid on auction day.
- The winning bidder is required to deposit five thousand dollars (\$5,000.00) into Meares Property Advisors' escrow account on the day of auction (escrow deposit will be deducted from amount due at closing).
- Closing to take place within thirty (30) days of contract signing.
- This property is being sold AS-IS with no warranties or guarantees, express or implied, and with all faults. Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed.
- Potential buyers can arrange their own inspections and/or appraisal prior to auction date, at their expense.
- Seller will pay property taxes to date of closing.
- Buyer will pay all other closing costs, including, but not limited to: attorney fees, deed preparation, deed recording, survey (if required), mortgage fees, or any other fees or expenses required to close the transaction.
- Sale of property is not subject to any contingencies, financing, or appraisal.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.

I have read and agree to the terms and conditions above.

Signature: _____ Date: _____

Printed name: _____

Bidder number: _____



315 Eastview Road, Pelzer, SC 29669
864-947-2000

