



Real Estate Auction

Terms and Conditions

289 P Cromer Road, Abbeville, SC 29620

- Meares Property Advisors is representing the seller only in this transaction. We pay cooperating agents 3% at closing.
- A ten percent (10%) onsite buyer's premium – or eleven percent (11%) if you are bidding online – will be added to the high bid price to arrive at the contract sales price.
- This property is being offered at ABSOLUTE auction.
- The winning bidder is required to deposit ten percent (10%) of the high bid into Meares Property Advisors' escrow account on the day of auction (escrow deposit will be deducted from the 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 the 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.
- The sale of this property is not subject to any contingencies, financing, or appraisal.
- Announcements made the day of auction take precedence over any previous announcements or advertisements.

Important Information: Part of this home is a 1977 single-wide mobile home. De-title documentation required by lenders to finance the property has not be located, rendering this a cash purchase. Possible in-house banking products may be available to certain buyers – contact your financial advisor to discuss. Water intrusion has been noted in the basement.

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

