
ANNOUNCEMENTS
Julian Real Estate Auction
Saturday, November 7th - 12:00 Noon

1. **Property sells in "as is" condition without acceptance of any contingencies.** Compliance with any government regulations will be the responsibility of the purchaser. Also included in the sale are refrigerator, stove, and gas fireplace. Fixtures and appliances, if any, are sold in "as is" condition. Seller makes no representations or warranties, expressed or implied, regarding the same. **Property sells as per Instrument Survey 5/23/03** The Seller shall not provide a new instrument survey. If Buyer desires a new instrument survey, it shall be provided solely at the expense of the Buyer.
2. This property transfers with a Warranty deed.
3. **Closing and possession to be on or about December 15th, 2009.** If the buyer of this property chooses to go to any lender for financing, the suggested closing date is still to be adhered to, and any repairs, survey, septic or other tests, certifications or permits required by that lender will become the Buyer's responsibility.
4. Property sells subject to immediate confirmation up to \$ 10,000 . At \$ 10,000 or above, it sells to the highest bidder.
5. A ten percent (10%) Buyers' premium will be added to the top bid on the real estate.
6. Upon acceptance of the highest bid, **a deposit of \$ 5,000 will be immediately required in cash, cashier's check or a check acceptable to Harris Wilcox Inc., by prior written arrangement** . Said deposit to be held in Harris Wilcox Inc. Escrow Account. The deposit is non-refundable in case of default or breach of contract on the part of the buyer. In the event the property fails to close due to NO fault of the buyer, the deposit will be returned to the buyer.
7. **TERMS:** All cash at the time of closing. A mortgage may be available to parties who qualify prior to the auction. See attached sheet for possible Mortgage products, under the heading of MORTGAGE TERMS. **Prior to the sale, interested parties and potential Purchasers are encouraged to contact any Lender with whom they have a business relationship. The Lender named in this brochure is prepared to adhere to the suggested closing dates for qualified parties who contact them prior to the auction. This option is worth your consideration.**
8. Bidding and conduct of the sale are at the discretion of the auctioneer. Harris Wilcox Inc. and all of their agents or employees are acting as an agent for the seller.
9. If there are any inconsistencies between published statements and announcements today, the announcements shall prevail. At his discretion, the auctioneer may take intermissions to confirm bidder's qualifications and allow bidders the opportunity to fully consider their position.
10. This Purchase Offer Contract has been approved as to form by the Seller's Attorney. Before bidding we recommend the Buyer have his or her Attorney review the Purchase Offer Contract.
11. Copies of the Purchase Offer have been posted and passed out at open houses and are available at the office of Harris Wilcox Inc.
12. **WHEN SIGNED, THE PURCHASE OFFER DOCUMENT BECOMES A BINDING CONTRACT. WE RECOMMEND THAT THE BUYER CONSULT AN ATTORNEY BEFORE BIDDING, SINCE NO CHANGES OR CONTINGENCIES TO THIS CONTRACT WILL BE ACCEPTED.** The only items added to this Purchase Offer Contract at the time of closing shall be the purchase price, acknowledgements, and the Parties signatures. You must either show this Purchase Offer Contract to an Attorney prior to bidding and obtain his or her written approval and file that written approval letter with Harris Wilcox Inc., at the time of Bidder Registration, or you must elect to waive Attorney approval.
13. The Seller of the above property is a licensed real estate salesman in New York State.
14. **To potential bidders – on auction day all interested parties must fill out a buyer's certificate in order to bid. We reserve the right to only accept bids from registered bidders.**

