



### Helpful Reminders for Bidders

This auction is an as-is sale. IT IS NOT contingent on or subject to financing, appraisal, survey, or inspections of any kind, as agreed to by bidders at registration prior to bidding, and specified in the attached "Pacific Auction & Realty Contract to Buy and Sell"

Per the contract, **time is of the essence**. You must close the transaction on, or before the closing date. If your closing is delayed for any reason, by you, as purchaser, or other parties working on your behalf, including any lender you involve—you may be declared in breach of the contract, forfeit all deposits made, and be liable for additional damages incurred by the Seller and Pacific Auction & Realty.

By bidding, you confirm you've inspected the property, or waived your right to an inspection, and you have read and agreed to the terms of sale in the Contract to Buy and Sell Real Property — **DO NOT BID unless you have done this!**

Pacific Auction & Realty reserves the right to remove or cancel the bids and or bidding privileges of the party at any time deemed not to be in the best interest of the seller.

You must make the earnest money deposit and execute the Contract for Sale of Real Property within 48 hours of winning the high bid.

You are not allowed possession of the property until after closing. **NO EXCEPTIONS.**

You are responsible for any closing costs except as specifically stated in the Contract to Buy and Sell Real Property.

In a multi parcel auction, parcels are subject to removal from the auction in seller's or the auctioneer's discretion should unforeseen circumstances arise.

Read and review the terms and conditions of the Pacific Auction Contract to Buy and Sell. It affects your legal rights should you be the accepted bidder. You may have an attorney review all contracts.

The final purchase price may be subject to the owner's confirmation of the final bid price, unless otherwise noted.

