

Terms and Conditions
For the auction of 1209 16th Street, Beaufort, SC

Auction Site: The auction will be held with 2 other real estate auctions at 740 Ribaut Rd. Beaufort, SC, March 13, 2009, 6:00 P.M.

Registration: There is no obligation to bid; however, all prospective buyers must register the day of the sale.

Absentee Bid: We will accept an absentee bid on the downloadable form provided.

Terms: The successful high bidder will be required to put 5% of the purchase price down as non-refundable earnest money and sign a standard real estate purchase agreement immediately following the auction with the balance due at closing on or before April 28, 2009. A 10% buyer's premium will be added to the final bid to arrive at the contract purchase price. The purchaser will have a 10 day due diligence period to conduct a home inspection and or obtain a satisfactory termite letter at the purchaser's expense. The purchaser's bid is not conditional upon financing. Financing should be arranged before the sale or the purchaser should be capable or paying cash at closing. The final sale bid will be subject to the approval of the owner.

Taxes: The property taxes will be prorated to the date of closing.

Public and Broker Participation: South Carolina licensed real estate professionals are invited to participate. Any member of the general public who has a desire to purchase is invited to participate in the sale. Shaffer-Mixon and Associates are conducting this sale representing the seller only. A 2% real estate commission will be paid to any South Carolina licensed real estate professional that brings a successful purchaser to a sale of this property. In order for a real estate professional to be paid a commission, he/she will need to register their client prior to the auction by submitting the brokers and clients name and contact information in writing to Shaffer-Mixon and Associates. A 10% buyer's premium will be charged to the successful purchaser to derive at the final sale price.

Disclosure: Shaffer-Mixon & Associates represents the seller in the offering and sale of the property. This property is being sold-as-is. No property condition disclosure will be provided.

Conditions: All information was derived form sources believed to be correct but is not guaranteed and is subject to errors, omissions, corrections, additions, deletions. Prior sale and withdrawal buyers shall rely on their own information, judgment, and prior inspection of the property records. Auction announcements take precedence. Seller will furnish good and marketable title to the property.

Inspection Date: To inspect the property please contact Nat Shaffer at Shaffer-Mixon & Associates (803) 943-5125 or (803) 943-6438