

## TERMS & CONDITIONS

Buyers Premium: 10% and a 1% internet fee( online bidder purchases) will be added to the bid price. If you are at the sale site, then 10% will be added to the high bid.

Payment Options: Cashiers Check or Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction LLC Bidders Agreement:

I (Buyer) agree to enter into a contract if declared high bidder by the auctioneer at 5640 East Sugar Hollow Road, Russellville, Tennessee 37860 in Hamblen County, TN, an Internet and Live Auction.

I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction – Internet Bidding will run simultaneously through the end of the auction on July 13th, 2024, at 10:30 AM EST. All Internet Bids will carry over to live auction and Auction Company Advise the bidder to contact the Auction Company if you desire to be on the phone with a Representative of the Auction Staff.

2) Buyer's Premium – 10% and 1% internet fee (if online bidder) will be added to the final bid price to arrive at the contract sale price.

3) The winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder, if the bidder is an internet bidder, will be forwarded via email a Contract to Purchase. A signed copy of the contract must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, Tuesday, July 16 ,2024, hand-delivered, faxed, or scanned and emailed). This is an absolute auction of the estate of Joe Frank & Peggy Haun

4) 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing.

5) Closing shall be on or before 5:00 p.m., Wednesday, August 13, 2024, unless prior arrangements have been made. Lakeway Title Service will be handling the closings.

6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

7) Seller shall pay 2023 and all prior year real estate taxes. The 2024 real estate taxes will be prorated to the day of closing.

8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction or its agents if the Internet service fails to work correctly before or during the auction.

9) The information is believed to be accurate; however, no liability for its accuracy, errors, or omissions is assumed. All lines drawn on maps, photographs, etc., are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this

property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

10) In the event that any legal matter occurs or necessary arbitrations or court cases arise, these matters will be handled in the county and state that the property is located in, which is Hamblen County, Tennessee.

11) In the event that the winning bidder fails to close, their earnest money is forfeited, and the winning bidder is responsible for remarketing cost and liable for making the seller whole if the property brings less the second time selling.

12) All rollback taxes will be paid by the estate of Joe Frank & Peggy Haun (Sellers).

13) Houses were built prior to 1978 and the Buyers will be required to sign a Lead Based Paint Disclosure the day of the auction.

14) All personal property is to be paid in full before removal from the property. All online buyers will be responsible for having packers and shippers at the Buyers expense. Make arrangements before bidding on personal property.

Currency Type: US Cash, Cashier Check or Wire Transfer

Preview Date & Times: 6/25/2024-07/13/2024 Call your agent or contact the auction company for preview dates & times.

Location: Latitude 36.239309, Longitude -83.196105

Driving Directions: 5640 East Sugar Hollow Road, Russellville, Tennessee, is GPS Friendly

Sale Site: 5640 East Sugar Hollow Road Russellville, Tennessee 37860 Hamblen County, Tennessee

Yearly Property Taxes: 1,013.07

This property is being sold according to the Survey completed by Culbertson Surveying. This property is being offered in tracts and small groupings and then will be offered as a whole.

FL# 5167