

Terms & Conditions

Contract For Sale of Real Property: Each property is offered under the specific terms provided in the contract. The Contract For Sale of Real Property is available at www.fathertime.com. Please read and review the contract thoroughly prior to bidding on any property. If you have not read and reviewed the Contract for Sale of Real Property, Do Not Bid!

Bidder Verification: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Fathertime Auctions will reject the registration, and bidding activity will be terminated.

Terms: At the close of the auction, successful bidders will be emailed a contract to be executed and returned to Fathertime Auctions. Successful bidders will deposit 5% down payment based on the final real estate sale purchase price per property in the form of cashier's check or wire transfer with the on-site broker listed for the specific property. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees.

Buyer's Premium: A 6% buyer's premium will be added to the bid price to determine the final contract price.

Buyer's Premium Example:

Bid Price: \$100,000

Plus 10% Buyer's Premium: \$6,000

Total Contract Price: \$106,000

Contracts: Contract Documents will be sent by e-mail to the successful bidder, who must execute and fax or email back to the onsite broker within 48 hours of the end of the auction. Successful bidders not executing and returning their contract with earnest money deposit within 48 hours of the conclusion of the auction will be considered in default.

Auction Bid Default: In the event a winning bidder fails to submit the signed "Contract for Sale of Real Property" and 5% down payment per property earnest money deposit as provided in the pre-stipulated Auction Terms, the winning bidder will be charged an administrative fee of \$1,000.00. Additional default remedies are reserved by Fathertime Auctions and the Seller as provided in the Auction Terms & Conditions and the "Contract for Sale of Real Property". The purchaser will pay all other closing costs associated with this sale. Please contact property specific cooperating brokers for open house dates and times or to arrange a private showing.

Agency Disclosure: In all transactions, the auctioneer is acting as agent for the seller, not as buyer's agent. Fathertime Auctions reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the seller, at any time.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold "AS IS" with any and all faults. Please review all information supplied, and seek appropriate assistance prior to bidding.