

SCHEDULE "B"
CONDITIONS OF SALE AND RULES OF AUCTION
ONLINE REAL ESATE AUCTION with live close onsite
Ends August 16th, 2017 @ 2pm (EST)
Subject to Auto Extend Bidding Feature

These conditions and rules supersede any prior or printed statements and will be attached to and become a part of the Auctioneer's/Sellers Contract of Sale.

AUCTION RULES

1. **A Buyer's Premium will be used at this auction. The Contract to Purchase shall provide that the purchaser pay a premium equal to 10% of the high bid price. This amount is added to the high bid amount and the sum inserted in the Contract of Sale as the total purchase price.**

2. TERMS: \$10,000 (Ten Thousand Dollars) nonrefundable down payment at the close of auction or no later than 24 hours after auction close. The balance in full is due by certified funds at closing on or before September 15th, 2017. **TIME IS OF THE ESSENCE** – in all parts of this contract. In the event of default by Buyer, Auctioneer/Seller/Court shall retain deposits entirely as part of the damages. This does not preclude Seller/Court from suing court for specific performance or any other lawful rights. No party shall seek damages from Auctioneer/Broker for any matter arising out of or related to the performance of Purchaser/Seller/Court, and the parties indemnify Auctioneer/Broker accordingly.

3. The property is selling in "AS IS, WHERE IS" condition with no warranties expressed or implied and in its existing state and condition. All information was taken from information provided and is believed to be correct but is not warranted or guaranteed. Purchaser agrees that Purchaser is not relying on any warranty of representation of the Auctioneer, Chris Pracht, or any agent and that the Purchaser is buying the property in "AS IS, WHERE IS" condition.

4. In the event curative work in connection with the title is required, Purchaser and Seller agree to and do extend time for closing to a date no more than fifteen (15) days following completion of curative work but in no event shall such extension exceed 90 days from original closing deadline.

5. Lead based paint form must be signed and waived and inspection must be made prior to auction.

CLOSING INFORMATION

Closing on or before September 15th, 2017. "TIME IS OF THE ESSENCE" at the Law Office of McIntosh, Sherard, Sullivan & Brousseau; 138 N. Mian St., Anderson, SC: Telephone: 864-225-0001

Closing fee to be paid by Purchaser.

I have read and agree to comply with the above:

BUYER/PURCHASER: