

REAL ESTATE AUCTION

Real Estate Auction Contract Of Sale

DATE: _____

I/We _____
have this day purchased for the price of _____ the property
known as _____ in fee simple from
_____ (SELLERS) of which a deposit of _____
has been paid. Deposit to be increased to a total of five (5%) percent of the bid amount within 3 days
of sale date. Balance due at settlement within 30 days of sale date. Interest shall be paid on the unpaid
purchase amount at the rate of 1% per month beginning on the 31st day after the date of sale to date of
settlement. All expenses adjusted as to the settlement date. All charges incidental to the transfer of title
to be paid by the purchaser. Purchaser agrees the property will be sold in "AS-IS" condition without
warranty either expressed or implied with respect to the nature and description of acreage and usage,
subject to conditions, easements, agreements, restrictions, and covenants of record, if any. In the event
purchaser does not settle within the agreed upon time period, the deposit shall be forfeited. A _____%
buyer's premium has been added to the top bid amount and included in the contract purchase price. The
property is sold free and clear of all liens and encumbrances. Purchaser hereby agrees to look only to
seller as to all matters regarding this contract and Express Auction Services, Inc., the auction company,
shall not be responsible or liable in any way if seller fails or refuses to or cannot close title here under
or for any other defect or claim by buyer as a result of the sale of the property. Time is of the essence.
Additional Terms: _____

PURCHASER

SELLER

PURCHASER

SELLER

ADDRESS

ADDRESS

CITY, STATE

CITY, STATE

PHONE

PHONE

WITNESS AS TO SIGNATURE AND RECEIPT
OF DEPOSIT
Express Auction Services, Inc.



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VAAF#285