

# BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the seller's approval. By signing this certification and returning it to the offices of SOLDasap, LLC., or an employee or contractor therein, **I hereby certify** that:

1. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder.
2. I understand that a 10% buyer's premium will be added to my final bid. Final Bid + 10% of the final bid = Contract Sales Price.
3. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
4. I understand that the property has not been surveyed for this auction. I understand that if the buyer desires a survey it will be at the buyer's expense. All acreage and footage are believed to be correct but is not guaranteed. This property is being sold subject to any existing right of way easements.
5. I inspected the property prior to bidding. I understand that all property is selling AS IS, WHERE IS and No warranties are expressed or implied.
6. I understand that the property contract will not be contingent upon my ability to obtain financing or any other reason. Upon becoming the high bidder, I understand that I will be required to sign a **certified check made payable to Paragould Title Company** in the amount of **\$5,000** as an earnest money deposit. I understand that the earnest money deposit will be forfeited if I fail to close on this property.
7. Closing will take place not more than 45 days from the date of the auction.
8. I understand that the announcements made by SOLDasap, LLC, at the time of sale, take precedence over any and all preprinted material. I also understand that announcements & preprinted material referring to the property description, property conditions, survey, square footage, acres or footage, school district are believed to be correct but are not guaranteed. If I wish to know these details, I must verify them on my own prior to bidding.
9. I understand that if this property is sold subject to owner confirmation.
10. No survey provided.
11. I understand that buyer will pay buyer's closing cost and sellers will pay seller's closing cost.
12. I understand that if I fail to submit the down payment and sign the purchase agreement by 5:00 pm the day after auction day, the seller will not be obligated to sell the property to the high bidder and may immediately enter into a contract with another buyer. Defaulting buyer will still be responsible for down payment.
13. Seller nor auction company are responsible for any cleanup of the property or of any remaining personal property left after auction pick-up. After closing, remaining personal property becomes property of the buyer.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

