

TERMS & CONDITIONS

PROPERTY WILL BE OFFERED BY PUBLIC AUCTION AS A COMPLETE PARCEL.

A non-refundable deposit of \$15,000.00 will be required from the successful bidder on sale day. Balance of the purchase price must be paid in full on or before June 23, 2012. Possession to be upon completion of payment and transfer of title. 2012 taxes to be paid by Buyer. Buyer and Seller will be responsible for their own legal fees.

Final bid will be subject to seller's approval on sale day.

Any GST/PST applicable to the sale of the property is the responsibility of the Buyer.

- THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.
- ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.
- **PROPERTY TO BE SOLD WITHOUT WARRANTY.** All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and also review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, express or implied.
- **ENVIRONMENTAL DISCLAIMER.** The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, provincial or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.
- **SELLER'S PERFORMANCE.** The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.
- **AGENCY DISCLOSURE:** KRAMER AUCTIONS – REAL ESTATE DIVISION INC and/or NEIL KRAMER AUCTION SALES LTD. is representing the Seller and will be paid by the seller.
- **BIDDING PROCEDURE**

As a buyer you have two objectives to accomplish:

 1. Purchasing the property.
 2. Purchasing the property at a price you can afford.
 - How is this accomplished:
 - a. Estimate comparative value.
 - b. Experienced buyers always decide what to pay before the bidding begins.
 - c. Inspect the property carefully.
 - d. Compare with other properties available in the area.
 - e. Check the selling price of previously sold properties.
 - f. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
 - g. This sale is not subject to financing.
- **THE BIDDING STRATEGY**
 - a. Research and know the value of the property.
 - b. Have your financing arranged before the auction.
 - c. Establish your highest and best bid before the bidding begins.
 - d. Make your bids promptly to force other bidders up or out without delay.