Qualified buyers with a pre approved bank letter of approval. All bank letters must be turned in no later than 24 hours prior to the auction. These letters need to be emailed to hunter@weichertmarketedge.com and a CC sent to office@weichertmarketedge.com. Non-refundable 10% buyers premium due day of auction with remaining balance due in cash or certified funds within 45 days of the auction. Buyers and sellers are each responsible for their own portion of their closing costs. Taxes will be prorated to the date of closing. Sells as is where is with no guarantees or warranties. Bidders, buyers, or agents of buyers are responsible for conducting their own inspection of property prior to auction and should rely on their own due diligence and inspection. This property will be offered with no contingencies of any kind, including but not limited to contingencies on financing, surveys, appraisals, inspections, or final walk throughs. The seller has the right to accept or reject the final bid. A 10% buyers premium will apply to the real estate sale. Online bidders will be required to place a $5,000 deposit with Weichert, Realtors - Market Edge, to be placed in Weichert, Realtors - Market Edge’s trust account, no less than 24 hours before auction starts. If you are not the winning bidder, your $5,000 will be returned to you from Weichert, Realtors - Market Edge. If you are the winning bidder, this deposit will be credited toward your buyers premium. Any cooperative broker/agent must fill out our Auction Representation Agreement. Any announcements made on the day of auction supersede any previous announcements. This will be a simulcast auction held live in person, and on one or multiple bidding platforms.