

**To participate in the Real Estate portion of this Auction and become a registered bidder, please print and read this packet in its entirety.**

**BIDDER MUST:**

- 1. Initial and/or sign each page of this document acknowledging that you understand the terms and conditions of the auction.**
- 2. Complete the Bidder Information portion with all necessary info.**
- 3. Submit a copy of your driver's license.**
- 4. Cash bidders must submit proof of funds upon submission of your Bidder Packet.**
- 5. If you are a bidder that requires financing to close on the property, please submit all pre-qual documents with this packet and you will be approved to bid after we speak with your lender.**

**JOHNNYS AUCTION would appreciate all bidder packets, copies of driver's license, and proof of funds to be submitted as soon as possible or at least 24 hours before the Auction date.**

**We will accept packets and all info on sale day as well.**

**EMAIL: [havasujohn2020@outlook.com](mailto:havasujohn2020@outlook.com)**

Bidder's Initials\_\_\_\_\_

# Auction Information:

**Auction Date:** This is a LIVE and IN PERSON auction to establish a Real Estate sale price which will take place on

Saturday, August 17, 2024 at **129 GERSHICK RD SILVER CREEK WA**

PREVIEW OPENS AT 9AM.

REAL ESTATE AUCTION TO ESTABLISH A SALE PRICE WILL BEGIN 10AM.

**Deposit:** Bidders are required to bring a bank letter of guarantee “proof of funds or pre-approval of financing” letter from your financial institution, along with a deposit of \$10,000.00 in the form of a certified cashier’s check made out to JOHNNYS AUCTION and YOUR PHOTO ID on the day of the auction. If bidder is the winning bidder, the initial deposit is non-refundable. If winning bidder fails to or refuses to execute the purchase agreement in a timely manner or fails to complete the purchase for any reason, bidder will forfeit the initial deposit as liquidated damages. The winning bidder will execute a purchase agreement immediately after the Auctioneer says “Sold”.

**Non-winning bidders will immediately get their deposit check back.**

**AS-IS:** This property is being sold AS-IS, WHERE-IS, HOW-IS with no warranties. The property sells without contingencies. All information provided, including acreage and dimensions, are believed to be correct but are neither warranted nor guaranteed. The property is sold subject to easements, rights of way, zoning and restrictions of record. Bidder agrees that no Employee, Person, Representative, Agent, Broker, or Seller has made any representation related to zoning, adverse physical conditions, environmental issues, suitability for any use, or any other property or legal representation related to the offering(s). The Bidder must conduct their own due diligence and investigations on any of the issues material to the Bidder and/or property.

Bidder’s Initials\_\_\_\_\_

**Buyer's Premium:** A 5% buyer's premium will be added to the final hammer price. Example: If you bid is \$100,000.00, the total sale price will be 105,000.00 plus closing and any other applicable real estate costs. For the winning bidder, any additional buyer's premium exceeding the \$10,000.00 deposit will be due to JOHNNYS AUCTION in the form of a certified cashier's check or CASH within 72 hours of the auction concluding and will be non-refundable.

**The Auctioneer Reserves the Right:** to cancel, suspend, reschedule, or extend the auction at his discretion.

**Auction Conduct/Bidding Increments:** Auctioneer reserves the right to conduct the auction in an orderly fashion without interference or nuisance. Conduct of an auction and increments of bidding are at the sole discretion of Auctioneer. In case of a dispute among competitive bidders, Auctioneer may reopen bidding to identify the high bidder or may declare one as the successful bidder. Any and all decisions by Auctioneer shall be final.

**ANNOUNCEMENTS MADE BY AUCTIONEER AT THE TIME OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY AND ALL PRINTED MATERIAL.**

**Absentee/Phone Bids:** Auctioneer reserves the right to accept sealed bids and phone bids at the auction provided that the person submitting the sealed bid or phone bid has qualified as a Bidder.

**ALL BIDS ARE NON-CANCELLABLE ONCE SUBMITTED.**

**JOHNNYS AUCTION reserves the right:** to cancel any bid at the Auction that Auctioneer considers to be fraudulent, unfair, or not made in good faith, or which could have an impact on the orderly procedure of the Auction. The Bidder understands and agrees to allow JOHNNYS AUCTION to take photos and/or audio or video recordings of the auction, of Bidder, and any related events. In addition, Bidder also understands and agrees to allow JOHNNYS AUCTION the right to utilize any and all materials as deemed appropriate by JOHNNYS AUCTION. These materials will remain the property of JOHNNYS AUCTION. If the winning Bidder fails or refuses to purchase the Property, then at Auctioneer's sole discretion, the second highest bidder shall be named the winning Bidder and shall have the right to purchase the Property for the amount of the second highest Bidder's bid. Bidder agrees to indemnify and hold JOHNNYS AUCTION harmless from any claim arising out of JOHNNYS AUCTION'S use of the Property for the Auction.

Bidder's Initials\_\_\_\_\_

## **Bidder Information:**

Full Legal Name: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Buyer/Bidder's Starting Bid Amount: \_\_\_\_\_

Buyer/Bidder's starting bid DOES NOT include the 5% buyer's premium.

Buyer/Bidder understands that the 5% buyer's premium will be added to the final bid or  
"hammer price" at the time of the auction.

By signing this Bidder Registration Agreement, Bidder acknowledges that Bidder has read  
and understood the above terms and conditions governing the sale of the real estate at  
public auction and agrees to be governed by each and all of them.

Bidder's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Please submit this completed Bidder Registration Agreement, copy of driver's license, and  
proof of funds at least 24hrs before the Auction Date.

Send To: [havasujohn2020@outlook.com](mailto:havasujohn2020@outlook.com)