

www.AuctionGroove.com and One Trust Real Estate
REAL ESTATE AUCTION TERMS AND CONDITIONS

1. Real Estate Auction Terms and Conditions are attached to and made part of the Wisconsin WB-1 Residential Offer to Purchase dated April 19, 2016 made by the buyer with respect to the property at 732 South 15th St La Crosse, Wisconsin.
2. ALL offers are CASH OFFERS and are not subject to any contingencies, whatsoever.
3. The final accepted selling price will reflect the full amount of the buyers' high auction bid PLUS an Additional 10% Buyers Premium / Buyer's Fee as reflected on lines No. 8 and 9 of the attached Real Estate Offer to Purchase, WB-11.
4. The 10% Buyers Fee shall be paid upon signing the offer prior to 4:00PM on the day following the close of the online auction bidding. Acceptable forms of payment are Cash, Wire Transfer, Cashier's Check or Personal Check subject to verification of funds and made payable to AuctionGroove Trust Account. This is an Auction Sale subject to Seller's approval. Seller approves to sell property as is, no contingencies to highest bid over \$60,000 plus 10% Buyer's Premium or Buyer's Fee.
5. If Buyer's offer is accepted by Seller, Buyer's Fee will apply to final accepted selling price. If the Buyer's offer is rejected or if Seller is unable to close for any reason, the earnest money will be refunded in full to the Buyer as liquidated damages with no further recourse. Earnest money will remain in AuctionGroove Trust Account up to the time there are no longer negotiations, or sale closes. Seller reserves their right to accept, reject, or counter-offer any and all bids/offers submitted. All Offers subject to Court Approval.
6. If the offer is accepted by Seller and Buyer fails, for any reason, to complete the transaction closing on or before May 16, 2016 buyer hereby agrees to release earnest money to the seller as liquidated damages. Earnest money is non-refundable to Buyer.
7. Buyer is buying the property in its present "AS IS, WHERE IS, HOW IS" condition, with all faults - known or unknown, whether disclosed or not disclosed. The Seller, Broker, and Auctioneer do not offer any warranties or representations, of any type, now or in the future. It is agreed that the Buyer will not sue for any non-disclosures or errors. Seller is the appointed Guardian and has never lived on property and has provided Seller Refusal/Statement Regarding Condition Report to buyer. Exact age of property is unknown.
8. Property zoned R-1 residential. Offer is not contingent upon appraisal and/or future zoning conformity.
9. Buyer shall register utilities to buyer's name no later than 24 hours prior to closing.
10. Tests and inspections may be performed upon written agreement between buyer and seller, prior to closing, at buyer's expense. Seller will not cure any defects or adjust the price. Buyer is in receipt of and accepts the Lead Base Paint addendum, Seller Refusal/Statement Regarding Condition Report, and Wood eating insect report. Seller is Guardian for the Estate, has not lived on this property and offers no warranties whatsoever.

11. Seller will provide Buyer a "free and clear" title without mortgages, taxes, liens or judgments. Real Estate taxes prorated to the day prior to closing based upon 2015 taxes of \$2662.25 per tax assessment information.

12. Any personal property, including appliances, remain on the premises at closing and are left for the Seller's convenience.

13. Buyer is responsible for all usual and customary Buyer costs including but not limited to Bank charges, loan fees filing of deed and Buyer's portion of title insurance policy.

14. www.AuctionGroove.com and One Trust Real Estate are agents of the Seller.
www.AuctionGroove.com One Trust Real Estate and Sellers of the property or any agents or representatives make no warranties as to the accuracy and completeness of information.
Announcements during online auction take precedence over written material.

15. The Real Estate Auctions Terms and Conditions shall override any conflicting terms of the Wisconsin Real Estate Offer to Purchase. Venue for legal disputes shall be La Crosse, Wisconsin.

I agree to the Terms and Conditions for this Auction and understand that online bidding is a binding contract.

Buyer _____ Date _____

Bidder Number _____

Buyer _____ Date _____

Buyer's Agent _____ Date _____

Seller _____ Date _____

AuctionGroove.com Andrew Maravelas WI Registered Auctioneer #928
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