

TERMS AND CONDITIONS

The following apply to Properties 201, 401, 403, 529 -542, 601, 701-709

TERMS OF SALE FOR REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the final purchase price with the balance due in 30 days at closing. Accepted forms of payment are cash, certified funds or business/personal check.

BUYERS PREMIUM: All real estate will be sold with a 10% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price. For example: A \$10,000.00 bid plus the \$1,000.00 buyer's premium fee equals the final purchase price of \$11,000.00.

CLOSING COSTS: Closing shall occur within thirty (30) days of the auction. The 2014 real estate taxes will be prorated at Closing. The Seller shall pay the Georgia transfer tax and the cost of preparation of the warranty deed which shall be prepared by Seller's attorney. Purchaser shall pay for any title exam fee, title insurance premium or attorney's title opinion, loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction.

INSPECTION: The real estate is available for inspection at anytime. Tract signs and stakes show the property to be sold.

SURVEY: Some properties have perimeter surveys and will not require additional survey work. Contact the agent on each land tract for information on the status of existing surveys. If the property sells divided additional survey work will be required and will be an expense of the buyers and due at closing. Hudson & Marshall will appoint one surveyor to handle any necessary survey work. The survey expense will be based on a per linear foot fee and common line costs will be shared equally. All property sold by the acre is sold with an adjustment clause to protect both buyer and seller.

BROKER PARTICIPATION: A 2% Broker Commission, before the inclusion of the buyer's premium, will be paid to Brokers/Agents who represent a purchaser on any auction property. In order to be paid a commission, the Broker/Agent must complete EACH of the following steps:

1) Review the "terms and conditions of the sale" with each client they are representing. 2) Professionally assist your client by providing relevant advice and property information. 3) Attend the auction. 4) Email or fax registration form to Hudson & Marshall no later than 5:00 P.M. the day prior to the sale. Email to juliecaldwell@bellsouth.net or fax 478-994-6588. Registration forms can be obtained from our website www.hudsonmarshall.com or call 478-743-1511 to have a copy emailed or faxed. UNDER NO CIRCUMSTANCES WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION. Commissions will be paid if and only if property closes. A commission on a property will be paid only to the first broker registering a prospect. A BROKER CANNOT ACT AS A PRINCIPAL AND BROKER ON THE SAME TRANSACTION.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied other than marketable title free and clear of all liens and encumbrances. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation. Auctioneers reserve the right to offer the property in individual tracts, combinations, or as a whole whichever way is most advantageous to the seller.

LICENSE INFORMATION GA: BG Hudson Jr. #103, AM Marshall IV #1605, RS Slocumb #3512, H&M #274

LICENSE INFORMATION AL: BG Hudson, Jr. #189, H&M, RS Slocumb #5216, H&M # 93284, BG Hudson Jr., Broker #93285

**For More Information Call Sale Manager Steve Slocumb at 800-841-9400 or 478-743-1511 or
Visit us at our Website: www.hudsonmarshall.com**