



## TERMS AND CONDITIONS

**9609 DIXIE HIGHWAY,  
LOUISVILLE, KY**

**FORMAT, LOCATION AND CONDUCT OF THE AUCTION:** The auction of 9609 Dixie Highway, Louisville, Kentucky (40272), being a former restaurant building with all remaining FF&E and Single Family Home behind the restaurant, will be held on Saturday, February 16, 2019 at noon.

**TERMS & CLOSING:** The real estate is being sold **AS IS, WHERE IS, WITH ALL FAULTS CASH FOR DEED**. Down payment for the real estate auction day is 10% of the purchase price in good check with signed auction purchase contract. The balance of the purchase price of the real estate purchased at auction is due at closing, on or before March 18th, 2019 for a general warranty deed. Current year taxes will be prorated between Buyer and Seller as is customary to Jefferson County, KY. Any delinquent property taxes will be paid by the seller at closing. Possession will be with deed. Buyer pays ALL closing costs including document preparation, filing fees, transfer tax, attorney title and closing fees. Buyers release the Seller, Auctioneers and Brokers from any and all liability relating to any deficiency affecting the real estate, which release shall survive the closing of the transactions. Buyer agrees to purchase the property **AS IS, WHERE IS, WITH ALL FAULTS**. The Seller gives no warranties of any kind with respect to the condition or suitability of the property for the Buyers. Agent for Seller reserves the right to bid on behalf of the seller up to but not in excess of the reserve. Bidding at this online auction shows the bidder has read, understands and has agreed to these terms and conditions.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to each winning bid to determine the selling price of the property.

**TWO PERCENT (2%) BROKER/AGENT PARTICIPATION:** Attention Brokers and Agents: you will be paid at closing two percent (2%) of the high bid for representing a successful bidder closing a transaction in accordance with the terms of the offering. A registration form is available on the website and at our offices. Agents are to have submitted the signed broker registration form or hand delivered it to auctioneers 24 hours before the start of the auction. Acceptance of a late broker registration form is at the discretion of Bill Menish of SVN Premier CRE & Auctions and the maximum participation commission will be one percent (1%) of the high bid.

**POSSESSION:** Possession of the Real Estate shall be given date of deed.

**DEFAULT:** In the event of default by the Buyer, the deposit shall be forfeited as liquidated damages.

**INSPECTIONS:** Two, pre-auction open houses will be held. The first is Thursday, January 31st from 4-6 PM. The final will be Sunday, February 10th from 2-4 PM.

**BIDDING:** This will be an onsite, live auction. Bidders may bid directly to auctioneer or to auction staff. Auctioneer reserves the right to accept or reject any bid for any reason. Auctioneer also reserves the right to not allow admittance to any bidder for any reason auctioneer deems appropriate.

**PROPERTY SUBJECT TO PRIOR SALE.**