

Real Estate Terms

**Real Estate
Friday
October 2nd at
10:00 am**

- 1) \$5,000 deposit day of auction, balance on or before 10 days (non-refundable) if buyer is not able to complete transaction
- 2) CASH ONLY, your bidding is NOT contingent to financing
- 3) New deed provided for by Seller. Seller shall provide an owner's Title Insurance policy in the amount of purchase price, and pay past due taxes
- 4) Buyer to pay for closing fee, recording fees, pro-rated taxes
- 5) Successful bidder will be required to enter into a purchase agreement immediately following the auction
- 6) Easements, this property is subject to any easements recorded
- 7) Survey, no survey will be given, sold by current legal description only
- 8) Announcements made at auction podium during the time of the sale will take precedence over printed material, this property is being sold on an AS/IS Where IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company, each buyer is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning this property before bidding
- 9) Possession given day of closing.
- 10) Home or Garage will be sold with some contents
- 11) There is a 10% Buyers Premium added to your bid price

212 First Ave, Dowagiac, MI 49047

Parcel # 14-160-100-541-00

Parcel # 14-160-100-542-00

Annual Taxes \$1123

Past Due Taxes approx. \$1177



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Southwest Real Estate

