



Terms and Conditions of Sale for 162 Thompson Lane, Nicholasville, Kentucky

1. The property to be sold is located at 162 Thompson Lane, Nicholasville, Kentucky and shall be sold as a single entity.
2. The property is to be sold in its "as is" condition without any warranty or guarantee as to the physical condition of the property or any of the improvements thereon.
3. This Real Estate Auction is subject to Seller Confirmation. The winning bid may be confirmed within 30 minutes of the fall of the hammer.
4. A seven percent (7%) Buyer's Premium shall be added to the final bid price to determine the gross purchase price.
5. The Purchaser must pay ten percent (10%) of the gross purchase price in cash, certified funds, or personal check with prior approval, and must sign the Auction Purchase Contract upon completion of the sale. The balance of the purchase price shall be paid in cash or certified funds by September 29th, 2025. The closing may be postponed only in accordance with the terms of the Auction Purchase Contract.
6. The property will be conveyed to the Purchaser in fee simple, by deed of general warranty, subject only to easements, restrictions and conditions of record, if any, affecting the property. All taxes and assessments shall be prorated as of closing.
7. The property to be sold shall include all permanent improvements located thereon but shall not include any movable personal property.
8. Seller agrees to deliver to Purchaser complete possession of the property at the time of the closing.
9. Seller shall continue to maintain the property and continue insurance coverage.
10. Purchaser agrees to waive the right to any post sale lead based paint inspection, if applicable.
11. Broker participation. Any Broker that has been properly registered by August 27th at 12 noon shall receive a Buyer Broker commission of 1% if the registered Buyer is a successful Buyer. If a Buyer did not register a Buyer Broker by this deadline, no Buyer Broker commission will be offered or paid. In order for Broker to receive the commission, Broker must attend the sale with the Buyer. **NO EXCEPTIONS!**
12. Link to register for online bidding through HiBid available at [BiedermanRealEstate.com](https://www.BiedermanRealEstate.com)
13. **Announcements made the day of Sale take precedence over printed material or prior verbal statements.**