



Terms and Conditions of Sale for 2680 Newtown Pike, Lexington, Kentucky

1. The property to be sold is located at 2680 Newtown Pike, Lexington, 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. A six percent (6%) Buyer's Premium shall be added to the final bid price to determine the gross purchase price.
4. 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 within 35 days, with time being of the essence. The closing may be postponed only in accordance with the terms of the Auction Purchase Contract.
5. 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.
6. The property to be sold shall include all permanent improvements located thereon but shall not include any movable personal property.
7. Seller agrees to deliver to Purchaser complete possession of the property at the time of the closing.
8. Seller shall continue to maintain the property and continue insurance coverage.
9. Purchaser agrees to waive the right to any post sale lead based paint inspection, if applicable.
10. Broker participation. Any Broker that has been properly registered by November 1st, 2026 at 1pm shall receive a Buyer Broker commission of 2% 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!**
11. Link to register for online bidding through HiBid available at BiedermanRealEstate.com
12. **Announcements made the day of Sale take precedence over printed material or prior verbal statements.**