

Sale Day Procedures

Foreclosure Real Estate Auction 746 Twin Coves Circle

**Saturday, January 17 – 10:30am
Loudon County, TN**

Registration begins at 9:00 am – Auction commences at 10:30 am

Furrow Auction Company would like to thank you for your interest in our auction. You may contact Furrow Auction Company with any questions you may have regarding the property or the auction process. Our phone number is 800-4FURROW or 865-546-3206. Please do not hesitate to call if you need any information.

INSPECTING THE PROPERTY:

Available at any time for inspection.

REAL ESTATE CONTRACT AND BIDDER CARD:

Please read the Sale Day Contract and Bidder Card in advance of the auction. Also, you may have your attorney review and advise you accordingly. If you have any questions regarding either of these documents, please consult your attorney. A sample contract and bidder card has been enclosed in this packet.

AUCTION FORMAT:

All bidding is open to the public.

In the event you are the successful high bidder, please see our staff at the auction registration table to sign the Sale Contract.

TERMS:

1. **A 10% BUYER'S PREMIUM:** will be added to the winning bid price. For example: If the high bid price is \$750,000, the buyer's premium of 10% (\$75,000) will be added to the bid. The total purchase price is \$825,000.
2. **10% DOWN DAY OF SALE:** A required 10% down payment will be collected at the sale. For example: If the high bid price is \$750,000, the buyer's premium of 10% (\$75,000) will be added to the bid. The 10 % Down Payment of the \$825,000 total purchase price is \$82,500 and upon executing the above referenced contract will be collected.
3. **TITLE INSURANCE:** There has been a title commitment prepared on the property and a copy of which is enclosed in this packet. Title insurance can be

purchased from this commitment by the buyer, but will not be provided by the seller or Furrow Auction Company.

4. **CLOSING DATE:** The Closing Date shall be on or before Friday, February 6, 2009, at which time the Buyer shall pay the balance of the purchase price in certified funds. No extensions are available.