

(BIDDER PACKAGE)
PRELIMINARY TERMS AND CONDITIONS OF SALE

1499 Boardwalk Place, Gallatin TN 37066

Live On-Site Auction Event Saturday, March 3rd @ 11AM

Preview at 8:00 AM Day of Auction

PRE-AUCTION OFFERS ARE WELCOME!

DIRECTIONS

I-65 NORTH, exit VIETNAM VETERANS BLVD., exit #9 and merge onto GALLATIN RD. 31 E., 3 miles turn RIGHT onto DOUGLAS BEND RD., turn LEFT onto FOXLAND BLVD., turn LEFT on ALBATROSS WAY, turn RIGHT onto BOARDWALK PLACE, home is on your LEFT. Look for signs.

REAL PROPERTY

Residential Custom Luxury Lakefront Home and everything attached. All TV's in the home will be removed and remain with the seller. The seller will convey the property by furnishing a general warranty deed and title insurance and will be free of all liens. After opening the auction and receiving the first bid on this real property will be sold to the highest and best bidder with no minimum reserve.

PROPERTY INSPECTION

This property is still occupied. Please no peaking in windows or knocking on doors. You are welcome to drive to the property and park on the street, walk around the house and lot, and inspect the outside. Please, no viewings after dark. Inside inspection of the home will be available on the day of the sale, Saturday, March 3rd @ 8:00 AM (3 Hours prior to the sale at 11:00 AM). Go to NashvilleAuctions.Com to view a full motion video walk-through and pictures of the home.

The auction company will furnish as much information about the property as possible. It is the purchaser's sole responsibility to: 1.) Perform all inspections (legal, environmental, title, economic or otherwise) of the property and improvements thereon and to be satisfied as to their condition prior to bidding; 2.) Review all property information; 3.) Independently verify any information they deem important including information available in public records; and 4.) Inquire of public officials as to the applicability of and compliance with land use, zoning, building and health & safety codes and ordinances, and any other local, state or federal laws and regulations.

PROPERTY DISCLOSURES

All information contained in the brochure and all promotional materials, including, but not limited to, square footage, acreage, dimensions, map, taxes, etc. was provided by the sellers or was on record with Sumner County and is believed to be correct; however, neither the sellers nor the Auction Company make any guarantee or warranty as to the accuracy or completeness of such information. If exact square footage is important, have

you or your agent measure. Purchaser and or purchaser's agent/broker shall bear the responsibility to confirm all information relevant to the property prior to bidding. A clear termite letter will be provided to the buyer at the seller's expense.

DISCLAIMER

Personal on-site inspection of the property is recommended and bidders are advised to independently verify all information they deem important. We are selling *AS IS, WHERE IS, with NO WARRANTIES EXPRESS OR IMPLIED* whether oral or written with respect to the property, including, without limitation, any warranty as to its value, condition, acreage, square footage, suitability, merchantability, marketability, operability, zoning or subdivision regulations, mineral rights, water rights, environmental condition (including but not limited to lead base paint, radon gas, asbestos, or molds and mildews), or fitness for a particular use or purpose. No guarantees are given as to the availability or utilities or access, or the permitted or allowable uses on the property. At closing, this disclaimer is no different than purchasing with any other selling method.

BUYERS PREMIUM

A five-percent (5%) buyers premium calculated on the final bid price will be added to the final bid price to establish the final contract price paid by the buyer.

BIDDER REGISTRATION

Bidders must register to receive a bid number in order to place a bid on the property. The bid card is also a contract, read carefully before signing. You will be able to register the on-site day of auction. Save time and call to Pre-Register for the auction at 615.590.4240. At the Auction, present your drivers license to the clerk to receive your bid card number. This number must be presented when the buyer is declared the final winning bidder.

TERMS

Immediately after the close of the auction, the declared final high bidder will be required to pay in U.S. funds, a non-refundable deposit of no less than Fifty Thousand Dollars, cash, cashier check, money order or good check made payable to HALO Realty and sign an auction purchase contract. The balance will be due at closing on or before Friday, March 30th, 2012 by 1:00 PM at Warranty Title Insurance Company. Make all financial arrangements prior to the sale. You may pay cash or get your own financing; however we are selling for cash with *NO CONTINGENCIES*.

CLOSING COSTS

Sellers Cost: At closing, the seller shall furnish a clear termite letter, general warranty deed and title insurance, any seller's attorney's closing fees and any fees to the auctioneer. This property will be free of all back taxes and liens.

Purchasers Cost: At closing, the purchaser shall pay approximately +/- \$300.00 in closing costs plus any financing fees, Tennessee State transfer tax, buyer's premium and recording costs. City and County Taxes for 2011 were approximately \$6,848.07 and will

be pro-rated at closing. The buyer can purchase a one-year home warranty which covers the heating, air, plumbing, and electrical, some exclusions do apply. There are several Home Warranty Companies you can choose from.

BANK FINANCING IS AVAILABLE: Go to NashvilleAuctions.Com, select the property listing, then click on “Additional Information”, then click on “BANK TERMS” for a letter from American Security Bank & Trust and their stated terms for the auction.

You are not required to accept these Bank terms. If you decide to select the Bank terms, it is very important to contact the respective representative as soon as possible and discuss your particular financing needs. The lender can offer additional products that may be more attractive. The auction company does not represent the lender and does not receive any financial or other benefit. You can select your own financing company or accept the Bank terms, however the auction is selling for cash with no financing or any other contingencies.

CLOSING

Closing is scheduled on or before Friday, March 30th, 2012 by 1:00 PM at Warranty Title Insurance Company located at 165 Indian Lake Blvd., Suite 106 Hendersonville, TN 37075. Prior to the closing date of the contract, contact Melissa Rogers, the phone number is (615) 264.2718 and the fax number is (615) 264.2946. If needed for an additional charge the closing attorneys can travel or fed ex documents to your location for closing.

BROKERS AGENCY DISCLOSURE

The Auctioneer is acting exclusively as the agent for the seller in this transaction. Broker and Auctioneer are to be paid a fee by the seller pursuant to separate written agreements. Auctioneer is not acting as agent for the purchaser in this transaction. Any third party real estate agent is not a subagent of the Auction Company and is to be paid by the seller. The seller, real estate broker, or the Auction Company, or any of their respective attorney or agents, shall not be liable to the purchaser for any relief, including, but not limited to, damages, rescission, reformation, allowance or adjustments, based on failure of the property to conform to any specific standard or expectation, or any third party documents or information, including, but not limited to, the amount of acreage or square footage of the property, the zoning of the property or the environmental condition of the property.

EQUAL OPPORTUNITY CLAUSE

All bidding is open to the public. The property is available to qualified purchasers without regard to a prospective purchaser’s race, color, religion, sex, familial status, national origin or physical handicap.

DISPUTES / COLLUSION

All decisions of the auctioneer are final as to the methods of bidding, disputes among bidders, increments of bidding and any other matters that may arise before, during and

after the auction. Sellers reserve the right to deny any person admittance to the auction or expel anyone from the auction who attempts to disrupt the auction.

The federal antitrust laws prohibit collusion among bidders in restraint of interstate commerce. The penalties for violating the federal antitrust laws include criminal fines, imprisonment, injunctions and compensatory damages and attorneys fees. Collusion between bidders to refrain from bidding or limit the prices bid for the property is strictly prohibited.

ADDITIONAL QUESTIONS

The auction division of **HALO Realty, LLC** goes to great length to be honest, straight forward and as helpful as possible with your interest in the auction process. If you have never attended a real estate auction and have any questions about the bidding process or any other questions, feel free to call **Mark Williams** the Auctioneer in charge, direct at **615.590.4242**. This is a very exciting way to purchase choice properties at your price.

Announcements made day of sale take precedence over all printed and Internet material.