

# REGISTRATION & TERMS FOR PURCHASE OF REAL ESTATE

At 20 Roy Street Nashua, NH 03060-4842

**Auction Saturday 8/2/08 12:00 Noon**

All bidding is open to the public. This registration should be received 24 hours prior to the auction. If purchaser desires a survey it will be at the purchaser's option and expense. If an actual survey shows a greater or lesser number of acres or footage, it will not affect the purchase or the purchase price. All acreage and dimensions are believed correct but are not warranted or guaranteed. The property is sold subject to any existing right of way easements.

All property is selling AS IS, WHERE IS. No warranty is given either expressed or implied. You may inspect the property and perform all due diligence before bidding. Auctioneer is acting as an agent of the seller in this transaction. This property is being sold without financing contingencies.

There is a 2% BUYER PREMIUM added to the high bid. A \$10,000 certified check or bank check payable to purchaser or Berman Real Estate & Auctioneering Inc. is due with this registration.

The final high bid on the property is irrevocable. Upon becoming the high bidder, you are agreeing to sign a High Bidder Acknowledgement, a Purchase and Sale Agreement, and if necessary, to sign your deposit check or certified funds to an Escrow Account as an earnest money deposit. All deposits would be forfeited in the event you fail to close.

Seller will guarantee a good and marketable title and issue a quitclaim deed. Closing will take place not more than 35 days from the date of the auction, sooner if buyer is able. Time is of the essence.

Auctioneer may solicit back-up purchase contracts from other bidders. Such back-up contracts are automatically in position to become the successful contract in case the first purchase contract fails to perform.

Auctioneer reserves the right to conduct the auction in an orderly fashion, without interference or nuisance. Conduct of the auction and increments of bidding are at the sole direction of the auctioneer. Where a bid is made while the hammer is falling in acceptance of a prior bid auctioneer may in his discretion reopen the bidding or declare the goods sold under the bid on which the hammer was falling. Any and all decisions by the auctioneer shall be final.

Announcements made at the time of sale take precedence over any and all printed material. Offer is made subject to changes and/or withdrawal

This property is being sold WITH RESERVE making it subject to seller's acceptance. Auctioneer or Listing Broker has 48 hours to present high bid offer to seller who RESERVES THE RIGHT TO ACCEPT OR REJECT THE HIGH BID.

All non-winning bidders checks will be returned after auction is completed.

I have read the above terms and condition governing the sale of this real estate at public auction, understand and agree to them.

Signed \_\_\_\_\_ Date \_\_\_\_\_ 2008

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Deposit check # \_\_\_\_\_

Bank \_\_\_\_\_ Amount \_\_\_\_\_ (\$ \_\_\_\_\_)

Acknowledged By : \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_ am/pm

*Auctioneer; Richard C. Berman N.H. license # 2977 NAA-15 Rev. 7/9/08 [ FORM 3 ]*