

REGISTRATION & TERMS FOR PURCHASE OF REAL ESTATE

A Single Home

11 Masonic Home Road Charlton, MA 01507-1317

All bidding is open to the public. This registration must 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 your 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 perform all due diligence before bidding. Information package available on: WWW.BermanAMG.com Auctioneer is agent of the seller. This property is being sold without financing contingencies. A TEN PERCENT BUYER PREMIUM APPLIES. A \$5,000 deposit payable to BOTH "purchaser or David Berman Auctioneer 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 sign your deposit check or certified funds to Berman AMG Escrow Account as an earnest money deposit. Successful high bidder shall pay an additional \$5,000 deposit upon seller's acceptance of bid. All deposits would be forfeited in the event you fail to close.

Seller will guarantee a good and marketable title by QUIT CLAIM 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 under 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 THE HIGH BID 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.

I have read the above terms and condition governing the sale of the 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