

**Terms:** 5% Buyers Premium. Deposit of Cash or certified check ONLY in the amount of \$1,000 day of sale. Balance of purchase price, to be paid at settlement by Cashier's or certified check, to bear interest at 10% per annum from the date of sale to the date of settlement. Settlement is expected to occur within 30 days of the date of auction. TIME IS OF THE ESSENCE. Purchaser is subject to Monthly Fees and must abide by all bylaws as stipulated by Brightwood. Purchaser will pay all costs of all documentary stamps, transfer taxes and recordation fees, Metropolitan taxes and fees, title examination and all costs incidental to settlement. Current year taxes to be adjusted to date of sale and assumed there-after by purchaser. If the seller is unable to convey good and marketable title to the property, the purchaser's sole remedy in law or in equity shall be limited to the refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the auctioneer or the seller. Non-compliance of settlement date, or above terms, will result in forfeiture of the deposit, and the property will be re-sold at the risk and cost of the defaulting purchaser. **2% Broker Participation offered**

**OA Richard Opfer**  
**Auctioneering, Inc.**