



Partial Terms of Sale: A **13% Buyer's Premium** will be added to the high bid at the auction to determine the final contract sales price. A 25% non-refundable deposit of the final contract sale price is payable to The Counts Realty & Auction Group in the form of cash, cashier's check, VISA, MASTERCARD, or a personal check with proper identification with the balance due at closing. Properties selling for a high bid of \$1,000 and less will require full payment. Properties selling for more than \$50,000 will require a 10% deposit. The closing will take place within 30-days of the auction unless specified otherwise or as soon thereafter as necessary to correct any defects in title. If you are not prepared to make the required deposit of 25% and close within the time-frames stated which is about 30 days from the date of the auction, please do not bid. PLEASE NOTE: For Buyer's who bring a cash deposit, or a cash deposit of at least \$1,500.00 in cash or a Cashier's Check for \$1,500 payable to The Counts Realty & Auction Group will be given a **3% discount** on the Buyer's Premium resulting in a Buyer's Premium of 10% of the high bid. The difference in the \$1,500 cash or Cashier's Check and the 25% deposit required may be in the form of a personal check with property identification. For Buyers rendering their deposit in the form of VISA, MASTERCARD, or Personal Check without a \$1,500 cash deposit or \$1,500 Cashier's Check, the Buyer's Premium is 13%. NOTICE: Online bidding will be offered through <http://www.Proxibid.com/CountsRealtyLynchburg> Bidders who choose to bid online through <http://www.ProxiBid.com/CountsRealtyLynchburg> must pre-register for the auction and remit a deposit of \$5,000 for each property they intend to bid on. The \$5,000 deposit must be wired to The Counts Realty & Auction Group's checking account not later than 12:00 P.M. (Eastern Time) on Wednesday, November 18th. For wiring instructions, please call Ernie Rogers at 804-327-9090 or Jennifer Bryant at 434-525-2991. **The Buyer's Premium for online bidders will be 10% (TEN Percent).** All properties are being sold "As Is - Where Is - With All Faults" without any warranties or representations neither expressed nor implied. Financing is not a contingency of the sale. Title will convey via a Special Warranty Deed. ALL TAX DELINQUENT PROPERTIES and SPECIAL COMMISSIONER PROPERTIES are being sold "Subject to Court Confirmation." ALL NON-TAX DELINQUENT PROPERTIES ARE BEING SOLD "With Reserve" and are "Subject to Owner Confirmation" except those properties indicated as selling at ABSOLUTE AUCTION. The Auctioneer reserves the right to bid on behalf of the Seller until the reserve price is achieved for ALL NON-TAX DELINQUENT PROPERTIES except those properties indicated as selling at ABSOLUTE AUCTION. A broker participation fee up to 3% of the high bid will be paid to a licensed real estate agent who pre-registers their buyer with The Counts Realty & Auction Group at least 24-hours prior to the auction, attends the auction with the buyer, and accompanies the winning bidder through the contract signing and closing process. A Broker Participation Form may be downloaded from our website at www.PetersburgAuctions.com. The auctioneer is an agent of the Special Commissioner for TAX DELINQUENT PROPERTIES and the Seller for NON-TAX DELINQUENT PROPERTIES. Under Title X, United States Code, the purchasers will need to sign a Lead Based Paint Inspection Waiver Form which applies to houses built prior to 1978. If you are not comfortable signing a Lead Based Paint Inspection Waiver form, please do not bid. Announcements made the day of sale take precedence over any printed material or other oral statements made. All information contained herein is believed to be correct, but is not guaranteed. All purchasers must independently investigate and confirm any information or assumption on which any bid is based. In the event that the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller/Special Commissioner, Seller/Special Commissioner shall retain the earnest money deposit as a measure of liquidated damages. This provision shall in no way affect the right of Seller/Special Commissioner and Auctioneer to rely upon and to exercise any other legal remedies or recourse available to them, including without limitation seeking specific performance or monetary damages, in the event the closing contemplated herein does not occur due to default by Purchaser. Purchaser further agrees to pay all attorney fees, court costs and other costs of collection/enforcement incurred by Auctioneer and Seller/Special Commissioner due to a default by Purchaser. The auction is subject to cancellation, additions, deletions, or postponement. For Tax Delinquent Properties, the purchaser is responsible for the real estate taxes beginning Thursday, November 19, 2009. For all non-tax delinquent properties, the taxes will be pro-rated to the date of closing. Note: For tax delinquent properties, Purchasers are responsible for "risk of loss" of the property once court confirmation has been obtained. Purchasers are encouraged to obtain insurance on properties with improvements once the hammer falls at the auction, but definitely by the time of court confirmation. For more information, please contact Ernie Rogers at 804-327-9090 or by e-mail at ernie@countsauktion.com VAAF 93.