

The following provisions are made a part of the Contract for Sale and Purchase or Residential Sale and Purchase Contract between _____ (Seller) and _____ (Buyer) concerning the Property located at _____

1. Buyer shall pay _____ % of the high bid price (hereinafter "Buyer Premium"). The Buyer Premium is in addition to the final high bid price and will be paid to the Auctioneer. The contract price is the high bid price plus the Buyer Premium.

2. Buyer will pay cash for the Property with no financing contingency.

3. The parties will pay the following costs and fees:

Recording fees for the deed	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A
Satisfaction of mortgage and recording fees	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A
Documentary stamp taxes on the deed	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A
Owner's title policy	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A
Title search	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A
Tax search fee	<input type="checkbox"/> Buyer	<input type="checkbox"/> Seller	<input type="checkbox"/> N/A

4. The inspection, repair and walkthrough provisions of the Contract are deleted. Buyer agrees to accept the Property in "as is" condition. Unless agreed otherwise by Buyer and Seller, Buyer may perform only a visual inspection of the Property prior to the auction. Seller shall not be liable to make any repairs. If Seller has a copy of a home inspection report on the Property, Seller shall furnish Buyer with such copy within five days after Effective Date. Buyer shall not have a right to cancel the Contract pursuant to the results of the home inspection. Seller shall maintain the Property in the same condition from Effective Date until Closing except for normal wear and tear.

This addendum amends the above-referenced Contract between Seller and Buyer. All other non-conflicting provisions of that agreement remain in full force and effect.

DATE

DATE

DATE

DATE