

Auction Terms & Conditions

General Terms:

Buyer's Premium: A 5% buyer's premium will be added to the final bid to determine the total purchase price.

Property Condition: The property is selling as-is, where-is with no warranties expressed or implied.

Contract & Deposit: The successful high bidder must sign an Auction Sales Contract and place a non-refundable 10% deposit on the day of the sale.

Subject to Confirmation: Sale is subject to seller's confirmation on the day of the sale.

Financing: All financing must be secured prior to the auction. Cash or conventional financing only will be accepted.

Announcements: Any announcements made the week of the auction take precedence over prior printed or advertised material.

Bidder Approval: Proof of funds, a bank letter of guarantee, or financing approval (on bank letterhead) must be emailed to: justinb@livingthedreamland.com prior to bidding approval.

Online Bidding Terms:

Soft Close: This auction uses a soft close format:

If a bid is placed in the last 5 minutes, the auction will extend for an additional 5 minutes.

Each new bid resets the countdown timer.

The lot closes only once no bids have been placed within the final 5-minute window.

Platform Authority: The Auction Company's bidding platform records are final and conclusive in determining bid history and timing.

Tie Bids: In the case of identical absentee bids, the bid submitted first will take precedence