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BIDDER REGISTRATION FORM

Complete this registration form in order to be eligible to bid.

Name: _____
City, State:_____
Phone: _____ Cell Phone:_____
E-mail:_____

Property Address: **519 Charles Street, Torrington, CT 06790**

Auction Terms and Conditions:

1. Litchfield Real Estate Auctions, llc. is conducting the Auction Sale of the real estate, subject to acceptance and subject to confirmation by the seller unless stated otherwise.
2. Bids will be accepted only from Qualified Bidders who attend the Auction and have in their possession a cashier's check or cash only, made out as required by the Broker, for the property they wish to bid on: - NO PERSONAL CHECKS ACCEPTED.
3 The high bidder will be required to sign a Purchase Agreement and Escrow Instructions and other sale documentation immediately upon the completion of the Auction. These documents will contain the precise terms and conditions of the particular sale. Copies of said documents will be available for inspection prior to the auction sale.
4 Purchasers are required to obtain their own financing. The sale will not be contingent upon obtaining such financing and will not be extended for that purpose. Purchasers who fail to qualify for their own financing, and subsequently fail to close the sale for that reason will be required to release the Earnest Money Deposit to Seller as liquidated damages.
5 All bidders are encouraged to personally inspect the property and any documentation relating thereto. The property is being sold "as-is, where is" with no representations or warranties whatsoever. The sale is not contingent upon inspection and will not be extended for that purpose. Neither Seller nor Broker makes any warranties or representations, either expressed or implied, concerning the assets included in the sale. Neither Seller nor Broker shall be liable for any relief, including damages, rescission, reformation, allowance or adjustment based on the failure of the property to conform to any specific standard or expectation.
6 The sale will be fee simple title, as is, with title insurance by standard title policies available at purchaser's expense, free and clear of all liens and encumbrances subject only to current taxes, assessments, easements, rights-of-way, conditions, restrictions, other matters of record and any printed exceptions specified in the preliminary title report.
7 The Broker reserves the right to deny any person admittance to the Auction, to postpone or cancel the Auction, to withdraw the property from the Auction and to change any terms of the Auction or particular conditions of sale upon announcement prior to or during the course of the Auction.
8 All information and materials provided by broker is subject to inspection by all appropriate parties. The broker assumes no liability for its accuracy, errors, or omissions or its Agents, the Seller or its agents. Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.
9. All sales must close within thirty (30) days from the dale of the auction unless otherwise agreed upon on day of Auction. Purchasers who fail to close in a timely manner shall forfeit their deposit(s) as liquidated damages.
10. Buyer is responsible for 10% buyers premium added to final hammer price.
11. Sale Subject to Probate Court approval

Please initial below:

I have read and agree to the Terms and Conditions as set forth herein._____
I have personally inspected the property and all improvements._____
I am in receipt of the Bidder Information Package and accept full responsibility for due diligence._____
I understand that the improvements and leasehold assets are being sold as is, without covenant or warranty, expressed or implied.._____
I understand that, in the event I am the successful purchaser of the property, and if I fail to close within thirty (30) days from date of sale, my deposit(s) may be forfeited, and is NON REFUNDABLE. _____

Agreement and Acceptance:

SIGNATURE:_____
Print name as signed:_____, DATE:_____

Receipt for Deposit Check:_____