

Land Mark Management & Realty, Inc.

“Online Only Auction”

Buyer Registration Approval Form

THIS IS A LEGALLY BINDING AGREEMENT, IF NOT UNDERSTOOD, SEEK LEGAL ADVICE

By Buyer’s signature below, Buyer agrees to the following items to be approved as a registered bidder for the Schuyler Community Schools District 4R property being offered for sale through an “ONLINE ONLY AUCTION” by Land Mark Management & Realty, Inc.

1. Buyer agrees that they have reviewed and understand the property information as provided on www.LandMarkManagementAndRealty.com, the Land Mark Management & Realty bidding app, the printable brochure and other advertising provided by Land Mark Management & Realty, Inc.
2. Buyer agrees that all prospective bidders are urged to fully inspect the property’s condition and rely on their own conclusions. The property is being sold “AS IS-WHERE IS”, without warranty, representation or recourse to Seller.
3. Buyer agrees and understands that they may be required to provide proof of financial stability and or credit worthiness to purchase the subject property.
4. Buyer agrees that they have read and fully understand and by placing one or more bids on the property they will agree to the “Terms & Conditions” of the online only auction that have been provided with this approval form.
5. Buyer agrees to accept the provided “To Be Determined” preliminary title insurance policy as prepared by Colfax County Title and that has been provided with this approval form.
6. Buyer agrees that by placing one or more bids on the property and by being the high bid on the property at the end of the auction, they shall agree to sign the Land Mark Management & Realty, Inc. real estate purchase agreement in person or electronically and provide to the Broker the required earnest deposit to be deposited into the Land Mark Management & Realty, Inc. Real Estate Trust Account.
7. Buyer agrees that by placing one or more bids on the property and by being the high bid on the property at the end of the auction, they shall close on the sale on or before January 11, 2021 or forfeit the previously provided earnest deposit to the Seller.
8. If Buyer has the high bid and does not sign the Land Mark Management & Realty, Inc. real estate purchase agreement in person or electronically and provide to the Broker the required earnest deposit to be deposited into the Land Mark Management & Realty, Inc. Real Estate Trust Account, Buyer understands that they may be liable to the Seller and Land Mark Management & Realty, Inc., for damages, including consequential damages, such as lost profit, costs of sale, commission and expenses.

Buyer: _____

Date: _____

Cell: _____

Email: _____

Bank & Lender: _____ Phone: _____



Management & Realty, Inc.

✓ Farm ✓ Residential ✓ Commercial

www.NebraskaLandCompany.com