

## **Terms & Conditions**

**Property: 310 Cassidy Avenue, Lexington KY 40502**

**Bid Online: Bid.NoelAuctioneers.com**

### **Auction Schedule (Eastern)**

- Auction Starts: Monday, May 9, 2026 at 10:00 AM (EST)
- Open House: Monday, April 27, 2026, 4:00-7:00 PM (EST) & Thursday, April 30, 2026, 5:00-7:00 PM (EST)
- Private showings: By appointment
  - Primary Contact — **Jonathan Noel**, Owner/Auctioneer — 859-612-9175 jonathan@noelauctioneers.com

## **Terms & Conditions**

### **Real Estate Auction**

- **Sells to the highest bidder with seller confirmation**

### **Buyer's Premium**

- **10%** added to the high bid to determine the **contract price**.
  - Example: \$500,000 high bid + 10% BP = **\$550,000 contract price**.

### **Earnest Money / Deposit**

- **10% of the contract price, non-refundable** (except as stated in the purchase agreement if seller cannot convey marketable title).
- Due **within 24 hours**.
- Winning bidder must **sign the purchase agreement immediately** after the auction (electronically).

### **Closing**

- **On or before 45 days after the auction** (target: **on or before Tuesday, June 30, 2026**).
- Balance due at closing. **No financing, appraisal, or inspection contingencies**.
- **2026 Real estate taxes** prorated as of closing per local practice.
- Seller to convey **marketable title** by customary deed; any liens/delinquent taxes satisfied by Seller at or before closing.
- Buyer pays their customary closing costs.

### **Bidder Verification**

- All bidders must register with Noel Auctioneers & Real Estate Advisors. Bidders must submit proof of funds or pre approval letter prior to being approved to bid.
- Identities will be verified; if we cannot verify identity, bidding approval will be denied.

## Technical Issues

- If a server, software, or internet failure occurs, the Auctioneer may extend, suspend, or close bidding. Registered bidders will be notified by email.

## Property Condition & Disclaimers

- Property sells **AS-IS, WHERE-IS, with all faults**, and **no warranties** (express or implied).
- Information is believed accurate but **not guaranteed**.
- **It is the bidder's responsibility** to inspect the property and verify all information.
- **Auction-day announcements take precedence** over any printed or advertised material.

## Legal Venue

- Any disputes shall be resolved in a court of competent jurisdiction in **Fayette County, Kentucky**.

## Contact Noel Auctioneers & Real Estate Advisors

- Primary Contact — **Jonathan Noel**, Owner/Auctioneer — 859-612-9175 [jonathan@noelauctioneers.com](mailto:jonathan@noelauctioneers.com)

Website: [www.NoelAuctioneers.com](http://www.NoelAuctioneers.com)