

## **Terms & Conditions**

**Property: 3205 7<sup>th</sup> St Rd, Louisville KY 40213**

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

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

- Auction: Tuesday, June 9, 2026, 12:00 PM (EST) – live on-site + simulcast online
- Open House / Preview:
  - Thursday, June 4, 2026, 2:00 – 4:00 PM (EST)
  - Monday, June 8, 2026, 2:00 – 4:00 PM (EST)
- Private showings: By appointment
  - Primary Contact - **Jonathan Noel**, Owner/Auctioneer - 859-612-9175 - jonathan@noelauctioneers.com

### **How to Register**

#### **On-Site Bidders (auction day)**

- Bring:
  - Valid driver's license
  - Proof of funds or lender pre-approval letter

#### **Online Bidders (required before auction)**

- **Wire \$25,000** to escrow **no later than 24 hours before** the auction to be approved to bid.
- Non-winners: the **\$25,000** is returned **within 24 hours** after the auction.
- Winner: the **\$25,000** applies to your earnest money (see below). If 10% exceeds **\$25,000** wire the balance within **24 hours** after the auction.

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### **Absolute Auction**

- Sells to the **highest bidder regardless of price.**
- **Live on-site** with **internet bidding** available.

### **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 **auction day** for on-site winners (personal or business check accepted).
- Due **within 24 hours** for online winners (wire).
- Winning bidder must **sign the purchase agreement immediately** after the auction (on-site or electronically).

## **Closing**

- **On or before 45 days after the auction** (target: **on or before Friday, July 24, 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.
- Buyers pay their customary closing costs.

## **Auction Method & Ending**

- Live on-site with simultaneous online bidding.
- The auction continues until bidding activity slows. The Auctioneer will give "**fair warning**" to both live and online bidders before declaring **SOLD**.
- There is **no fixed ending time**; the Auctioneer has discretion to close bidding.

## **Bidder Verification**

- All bidders must register with Noel Auctioneers & Real Estate Advisors.
- 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 **Jefferson 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)