

**BIDDER’S LENDER REQUIRED REGISTRATION FORM TO PARTICIPATE IN AUCTION**

**“NO CONTINGENCY AUCTION SALE”**

**“A Lender’s Real Estate Auction Financing Obligations To Their Buyer”**

**Regarding The Following Real Estate: 3 Caledonia Road, Livingston, MT 59047**

**DATE, TIME & LOCATION OF AUCTION: December 18, 2013 at 1:00PM MST**

To participate in Big Sky Bid Real Estate AUCTIONS it is require all interested Bidders – who may need 3<sup>rd</sup> party/bank/mortgage financing to complete an Auction Purchase--to provide this form on or before the date and time of registration to participate in the bidding on Auction Day.

Bidder & Bidder’s chosen Lender/Mortgage Broker / 3<sup>rd</sup> Party Financier acknowledge and understand all properties sold at AUCTION are in binding CONTRACT PURCHASE AGREEMENTS allowing for NO FINANCE CONTINGENCIES, including but not limited to Appraised Value, Buyer Qualification Restrictions, Etc. All parties understand it is the lender’s responsibility to have all their lending/underwriting required due diligence completed prior to their client’s participation in the Auction. Also, all Bidders/Buyers understand they are purchasing the property(s) “as is – where is” with no guarantees, or warrantees and with no regard to Appraised Value. Final Contract Purchase Price is the winning bid plus any Buyer Premium that may be charged in any Auction. If appraisal is performed on property sold at auction Buyer is responsible to pay in cash at closing any and all amounts above and beyond such appraised value to arrive with the Final Contract Price.

All parties understand Bidder’s/Buyer’s deposit(s)/earnest money(s) are non-refundable if Bidder/Buyer fails to close.

Sign and date accordingly any time prior to Auction or on Auction Day. All Big Sky Bid Real Estate Auctions are customized by the Sellers and some property owners may reserve the right to entertain pre-emptive written offers prior to Auction Day for possible acceptance – bidders need to check with Erich Gabriel, Broker / Auctioneer for such terms of each offering: 1-406-861-4490 or broker@bigskybid.com.

**Signature:** \_\_\_\_\_  
**LENDER/MORTGAGE BROKER/3<sup>rd</sup> Party Financier:** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name \_\_\_\_\_  
Institution Name: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Email: \_\_\_\_\_

**Signature:** \_\_\_\_\_  
**BIDDER:** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Signature:** \_\_\_\_\_  
**BIDDER:** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name(s): \_\_\_\_\_  
Phone # \_\_\_\_\_  
Email: \_\_\_\_\_

**Disclosure:** All information is obtained from sources deemed reliable, but not guaranteed by Sellers, Broker or Auctioneer. Offering is subject to errors, omissions and approval of purchase by owner, withdrawal or prior sale. All interested bidders, their agents, their lenders, etc. are to conduct their own due diligence to satisfy themselves as they deem necessary. Announcements made on sale day take precedence over any printed material or verbal statements. The property sells “as is – where is”. Big Sky Bid Real Estate / 1<sup>st</sup> Realty and its’ Broker and Auctioneer are acting as broker and auctioneer for the seller