

IMPORTANT INFORMATION FOR BUYERS AGENTS/BROKERS

-In order to be recognized by the auctioneers the Buyer's Agent/Broker MUST present themselves in-person to the Auctioneers with their buyer and REGISTER at the property with the Auctioneers at least 24 hours prior to the auction sale.

- In order to be recognized by the auctioneers the Buyer's Agent/Broker must be present to show the property to the buyer when the buyer visits the property. No oral or text or email registrations by the Buyer's Agent/Broker will be accepted by the Auctioneer.

- The Buyer's Agent/Broker MUST be present with their buyer at the auction.

- The Buyer's Agent/Broker cannot represent more than one buyer for the auction sale of Lindy's Diner.

-The Buyer Agent/Broker agrees the co-broke fee/commission will not be paid if the Buyer Agent/Broker, or any member of the Buyer's Agent's/Broker's immediate family is the high bidder at the auction.

-The co-broke fee/commission will be based on the auctioneer's hammer price (or high bid) for Lindy's Diner and the buyer's premium is not included in calculating the co-broke fee/commission.

-The Buyer's Agent/Broker agrees the co-broke fee/commission will only be paid at the time of a successful final closing of the purchase by the seller and the Buyer's Agent's/Broker's buyer.

OTHER INFORMATION

-There will be a 10% buyer's premium added to the Auctioneer's hammer price (or high bid) for Lindy's Diner.

-Prior to the auction - buyers must present to the Auctioneers a \$25,000 deposit via cash or a valid cashier's check from a known bank in order to bid on Lindy's Diner.

For unsuccessful bidders this deposit will be returned immediately after the auction.

For the successful bidder this deposit will be retained by the Auctioneers and will become part of the overall deposit for the Lindy's Diner. Please - see '**Terms & Conditions of the Auction Sale**' to be posted on this website for full details and more information.

This is an "as-is where-is" auction sale.

The owners are retiring – This is NOT a foreclosure sale.