

REAL ESTATE AUCTION -- Subject Property:

402 Queen St. W., Mount Forest, ON N0G 2L3

Also known as **ROLL #2349-000-005-03500-0000**

The Estate of Joan Louise McIntyre

Opens: Sunday, June 28th at 6:00a.m. – Closes Wednesday, July 15th at 12:00p.m.

BIDDER'S AGREEMENT

DEFINITIONS

In the below terms, the “Vendor” refers to the owner(s) of the property or the person(s) with an interest in the property authorized to sell it. “Bidder” refers to a bidder authorized to bid by David Moore & Associates.

1. No bid may be subject to a Bidder's ability to obtain financing to complete the sale.
2. Bidder acknowledges and agrees that: (a) David Moore & Associates is not acting in the capacity of a real estate professional in any way whatsoever for any party at any time; (b) David Moore & Associates' role in the transaction is solely to manage and facilitate the bidding process by which the Binding Obligation is established; (c) David Moore & Associates is not in any way involved in managing or facilitating the bidding process by which a Binding Obligation is established; and (d) Unless otherwise stated in writing, David Moore & Associates is not in acting in a fiduciary/agency capacity for any Seller, Bidder, or Buyer.
3. By submitting a bid, Bidder unconditionally and irrevocably agrees that if David Moore & Associates declares their bid to be the winning bid, the Bidder shall execute a form of “Agreement of Purchase and Sale” when presented by David Moore & Associates, in the form provided by David Moore & Associates, without modification.
4. I have inspected and researched the current property conditions, location, land and buildings presented and have verified this information to my own satisfaction. I have read and fully understand the terms and conditions of the real estate auction sale as advertised and I agree to the following:
5. Along with this Bidder's Agreement, I have fully submitted a **\$5,000.00 deposit** in certified funds or bank draft (payable to DAVID MOORE & ASSOCIATES, in trust), or by email transfer (to sales@rapid-sell.ca), to become a qualified bidder on this property.

Received by: _____ Date: _____

6. If successful with my final bid, I will surrender my \$5,000.00 as a deposit to be applied toward final closing transaction.
7. I understand that if I am the successful high bidder/buyer, I must submit an additional \$15,000.00 by certified funds or bank draft (payable to DAVID MOORE & ASSOCIATES, in trust) and sign and complete the “Agreement of Purchase and Sale” closing contract pertaining to this property and the conclusion of the auction and prior to **5:00p.m. on July 17th, 2026**
8. I understand that I am offering to purchase the property and building in an “as is” present condition, free and clear of all liens and encumbrances on the closing date.
9. If successful, I agree to a closing date of **90 days**, or sooner as agreed between myself and the Vendors.
10. This property will be sold unreserved to the highest and final qualified bidder.
11. The final selling price in this open online auction bidding process will be determined by the highest bid offered with a 1% buyer's premium by a qualified bidder and is subject to the usual closing adjustments, plus any applicable HST as per usual Ontario Real Estate rulings.

Bidders Name (PLEASE PRINT): _____

Mailing Address: _____

Email Address: _____ **Phone:** _____

Dated: _____ **Signature:** _____

Please return signed Bidder's Agreement to:

David Moore & Associates Inc.

5665 Watson Road North • Guelph, Ontario • N1H 6J2

Email: sales@rapid-sell.ca **Phone:** 519-763-1856 **Fax:** 519-766-9008