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## AUCTION RULES AND REGISTRATIONS – BUYER’S AGREEMENT

Storage List Services (Auctioneer) acts as agents for the Landlords of Self Storage facilities. Our auctions are conducted in accordance with the New Jersey Self-Storage Facility Act - the tenants of auctioned storage units are in default of rent for their units. No employee of the Auctioneer or of On-Site Storage is allowed to bid at any of our auctions.

We usually sell the entire contents of a storage unit as a single lot. At the sole discretion of the Auctioneer, we may decide to sell some or all items separately. All items will be sold **AS IS - WHERE IS**. The Auctioneer neither makes nor implies any warranties or guarantees of any kind. The door of the storage unit will be raised and Bidders may only look at the contents from **OUTSIDE** the unit. All sales are final - **NO REFUNDS FOR ANY REASON**. You are bidding on **ALL** items within each lot, and the winning bidder is responsible for removing **EVERYTHING** in that lot from the storage facility, **before Monday February 13<sup>th</sup> at 8:59AM**. You may not use the dumpsters or otherwise dispose of any garbage on these facilities. Beware – offenders may be prosecuted. If you fail to remove any item before Monday February 13<sup>th</sup> at 8:59AM, it will be considered abandoned and immediately becomes the sole property of the Storage Facility, who may dispose of it in any manner that they choose. If the disposal costs money, then the buyer will be responsible for these costs.

**Winning bidders will pay a 10% Buyer’s Premium** on top of their winning bid. The Auctioneer reserves the right to cancel any bids, for any reason. Bids are taken in \$10.00 minimum increments, unless otherwise announced by the Auctioneer. Immediately following the auction, you must go to the On-Site Storage representative directly to make **FULL PAYMENT** for all your items, **with CASH**.

**Nothing may be removed until after full payment has been made.** Bidder agrees to indemnify and holds harmless Auctioneer and Landlord of any damages or injury resulting from attendance at the auction and the removal of property from any auction. Upon acceptance of a bid by the Auctioneer, the risk of loss to the property shifts to the Winning Bidder.

**If you purchase a lot that contains a vehicle and/or boat** which should be registered at the Department of Motor Vehicles (DMV), the storage facility shall take possession of the vehicle and/or boat and the auction will continue for the rest of the items left in the lot.

**If you find any “personal items,”** including birth certificates, social security cards, personal paperwork or business records, then you must hand them to the Storage Facility Manager, who will attempt to return them to the tenant. **On-Site Storage retains the right to request that certain items or a complete lot** be purchased back by the Facility, in order to prevent any court action with the tenant.

**On-Site Storage is not responsible for any stolen or damaged items in your lot.** As soon as the buyer wins a lot, we advise that they put their own lock on the unit to prevent anyone from going in and stealing items that they won.

**We will not tolerate any foul language or inappropriate behavior of any kind. Smokers: Please do not smoke inside buildings or while bidding.** If bidders do not abide by our rules and regulations, or do not act in a respectful manner, the Auctioneer and the Storage Facility Manager have the right to tell you to leave the property and you may be banned from all future auctions. Additional rules may apply if verbally announced by the Auctioneer.

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**Print Name\*:** \_\_\_\_\_ **Drivers License Number\*:** \_\_\_\_\_

**Phone Number\*:** (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ **Email Address:** \_\_\_\_\_

**Address on Drivers license\*:** \_\_\_\_\_

**City\*:** \_\_\_\_\_ **State\*:** \_\_\_\_\_ **Zip\*:** \_\_\_\_\_

**Your signature below indicates that you have read and agree to all of the above rules for our auctions.**

**Signature\*:** \_\_\_\_\_ **Date\*:** \_\_\_\_\_

\*Required