



PROPERTY INFORMATION PACKAGE

Gleaton's Live Online Highest & Best Bidding

Address: 2934 Hwy GA-54 Senoia, GA 30276

Description: 5200 Sq. Ft. 7 BR 3.5 Bath Home

Preview & Showing Starts Wed. October 26th

Bidding Dates: November 3rd – 7th, 2022

Bidding Close: November 7th, 2022, 4:00PM EST

On the web at: www.gleatons.com

Contact us by E-mail at: info@gleatons.com



Property Location: 2934 Hwy GA-54 Senoia, GA 30276

Bidding Dates: November 3rd – 7th

Buyer Property Tour: Call Agent Eric Gleaton for Appointment - 678-725-8757
Realtors: Use Showing Time. Supra at Front Door

Description: Absolutely Stunning Home on a wooded 5 acre lot. 5200 sqft, 7 bed, 3.5 bath. Lots of privacy!! Gated entry. Modern upscale finishes, huge bedrooms, and fully finished basement suite! Enjoy this large luxury home with all the amenities. Close to shopping centers in Senoia and PTC.

Earnest Money: **\$25,000 deposit** is due within 24 hours of seller accepting final bid and the balance due at closing within 45 days. Deposits must be in the form of a cashier's check or certified check (from a US bank) made payable to the closing attorney.

Closing: Closing shall take place on or before 4:00 PM ET within 45 days of binding purchase & sale agreement. Buyer acknowledges that time is of the essence. Buyer shall close and use The Clifton Law Firm, LLC (770-828-7339)

Realtor Acknowledgement: Broker Participation: 3 percent (3%) of the Winning Bid amount will be paid to a qualified Licensed Real Estate Broker (“Broker”) whose registered Buyer’s offer is accepted by the Seller and closes on the Property, provided the Broker is not prohibited by law from being paid such commission. To qualify for a commission, the Broker must complete the broker participation form prior to 12 PM on the final day of the auction.

Financing: Financing for this process is welcome! This is not a traditional auction that is “cash only”. The standard financing contingency GAR forms shall be used with the contract if obtaining financing. However, there are special stipulations that take precedent over the contingency forms. All parties agree and understand that no appraisal contingency shall apply to this Agreement, and this stipulation shall supersede any other term to the contrary. If an appraisal is performed and is less than the agreed-upon purchase price, Buyer shall cause the difference to be remitted to Seller at Closing, and if Buyer does not do so, Buyer shall forfeit its earnest money. It is important to check with your lender to make sure they approve the terms, conditions as well at the purchase and sale agreement to be used for the sale.

Need a mortgage? Here are a few local lenders that may be able to help you with the loan process.

BankSouth – Liz Taylor (678) 489-9001

Prosperity Mortgage – Lanny Arrington (678) 859-1978

SWBC Mortgage – Dan Aiken (678) 369-7076

Loan Depot – David & Heather Beard (706) 594-1969.