

StoreSmart / MidGard / Lock Box Self Storage
3180 Marginal Rd
Charleston SC, 29414
843-763-3335

Foreclosure Auction Bidder's Rules

Sale Date: / /

Auction Policy:

- All **sales are final**. Purchaser understands that all goods are sold, received, and accepted "as is". Purchaser releases Reliant Real Estate Management, LLC/StoreSmart Midgard, Lock Box Self Storage LLC of any and all liability in conjunction with the acquisition, transportation, ownership, and / or disposition of goods purchased.
- StoreSmart, Midgard, Lock Box Self Storage has the right to **reject** any bid, for any reason.
- All payments **must** be in cash.
- A 10% Buyer's Premium will be collected by the Auctioneer before final payment to the facility management.
- All property secured by winning bids **must** be removed within 48 hours.
- Winning bidder may not without StoreSmart, Midgard, Lock Box Self Storage's Management approval use the StoreSmart, Midgard, Lock Box Self Storage dumpster for the disposal of unwanted merchandise.
- The winning bidder shall be responsible for vacating the unit, and leaving it in a clean broom swept condition, or additional charges will apply.
- If property is not removed and unit is not cleaned within the allotted 48 hour period, a minimum rent charge of \$10 per day will apply with a \$50 minimum.
- Winning bidders may choose to become tenants; however, a lease **must** be signed prior to the close of the original 48 hour period.
- Property not removed within the 48 hour time period shall be deemed **abandoned**, and StoreSmart, Midgard, Lock Box Self Storage may **remove and dispose** of the property **without** claim of "trespass or conversion." If StoreSmart Self Storage must dispose of contents due to abandonment a minimum fee of \$50 will be assessed.
- All unpaid accounts are subject to foreclosure, eviction and collection proceedings.