

## ***FREQUENTLY ASKED QUESTIONS***

**Q:** Do I have to pay the back taxes on the property?

**A:** No. You will not be responsible for back taxes.

**Q:** Can the interior of the properties be viewed before the auction?

**A:** No. Only the exterior of the properties can be viewed from the road or sidewalk. **DO NOT TRESPASS!**

**Q:** What type of deed is being transferred?

**A:** All properties will be transferred by Quitclaim deed.

**Q:** Where can I get a list of the properties that will be auctioned?

**A:** You can view the available properties on the Brzostek website, [www.brzostek.com](http://www.brzostek.com) or [www.askbernie.com](http://www.askbernie.com). A catalog will be prepared and will be available as a pdf. should you want a hard copy to print.

**Q:** When can and how do I register to bid??

**A:** There will be a link to the online bidding platform on our website. This will be made available approximately one week prior to the Live Auction. You will find this date on the top of the Terms of Sale and the Bidder's Certification. You must read and agree to the Terms of Sale. There can be a delay in your approval on the Proxibid platform so please do not wait to create your account!

**Q:** In what order are the properties auctioned?

**A:** Alphabetically by Town and then by Tax Map number within each Town. \*Take Note: some parcels may be forced to sell together. Look in the Remarks section under each parcel.

**Q:** Do I need an attorney to purchase property at auction?

**A:** No. The administration fee covers the legal fees for the county Attorney to process the sale and record the deed.

**Q:** How can I find out what the yearly taxes will be on a property?

**A:** The County Clerk's office can direct you to the correct department whether it be Dept. of Finance, Treasurer or the Clerk itself. You will need to provide them with the address and/or tax map number.

**Q:** What type of payment is accepted auction day?

**A:** You will need a valid Credit card with means to cover your down payment requirements. Please refer to the Terms of Sale for details. A copy of the Purchase Contract will also be made available and may give you some clarity as to amounts due and when.

**Q:** When will my credit card be charged?

**A:** Your card will be charged immediately after the property is sold. The Purchase contract and other required documents will be emailed via DocuSign. Once completed, it will automatically be returned to the appropriate parties.

**Q:** What happens if my CC declines?

**A:** You will get a call from Brzostek's immediately. Please stay by your phone in case this happens. If we can't get in touch with you then the property may be offered to the runner up.

**PLEASE READ THE TERMS OF SALE THOROUGHLY!**