

# AUCTION RULES AND REGISTRATION CONTRACT

Storage Protection Auction Services (Auctioneer) acts as agents for the Landlords of Self Storage facilities. Our auctions are conducted in accordance with the applicable State Self Storage Facility Laws - the tenants of auctioned storage units are in default of rent for their units. No employee of the Auctioneer or the Storage Company, their family members, or friends, 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, within 48 hours. You may not use the dumpsters or otherwise dispose of any garbage at these facilities. Beware – offenders may be prosecuted. If you fail to remove any item within 7 days, 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. **All items are subject to any required State Sales Tax**, unless otherwise described. Tax Exempt buyers **must** present their current Resale Certificate, or they will pay Sales Tax. Buyers may be charged a Cleaning Deposit of \$50 or \$100, at the discretion of the Facility Manager. Deposits will be returned to the buyer after the storage unit has been handed back to the Facility Manager in a "broom clean" condition.

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 directly to make **FULL PAYMENT** for all your items, **with CASH**. You will be given a receipt, which you must show to the facility staff, when removing items.

**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 any 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 vehicle, boat, or any other item which should be registered at the Department of Motor Vehicles (DMV), then we guarantee that you will be able to get a clear title for the item. You will be given the necessary paperwork for this transaction by the Storage Facility. It will be your responsibility to take this paperwork to your local DMV office, to obtain the title. You will have to pay sales tax for the item, at the DMV. It may take a few days before the DMV issues your title, depending upon the DMV workload and the previous history of the item (they may have to conduct record searches).

If you find any "personal items," including family pictures, personal paperwork or business records, then **YOU MUST** hand them to the Storage Facility Manager, who will attempt to return them to the tenant. The Facility 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.

**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.

**You must complete this form if you purchase a unit.  
You must show your Driver's License when registering. No exceptions!**

**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:** \_\_\_\_\_

**Storage Protection Auction Services**