

I/We have read this Addendum and agree to these auction conditions.

Buyer(s): _____

Seller: _____

ADDENDUM A BIDDING PROCEDURES AND AUCTION TERMS

For online auction conducted by:

Schrader Real Estate and Auction of Fort Wayne, LLC

On behalf of: Theresa Gannon Estate (“Seller”)

Property Location: 7425 Knightswood Dr, Fort Wayne, IN 46819

Online Bidding Ends: April 22, 2026 at 6:00 p.m. (EDT) *

(unless extended as provided below)

PART A - BIDDING PROCEDURES:

1. Bidding is online only and is open to anyone who has:
 - Obtained an Online Bidding Number by successfully applying for access to Online Bidding Services and agreeing to the Online Bidding Terms through the Auction Company’s Hibid Website:
<https://schraderfortwayne.hibid.com/catalog/726718/gannon-estate-re-auction> and
 - Successfully registered to participate in this auction and agreed to the particular Auction Terms that apply to this auction.
2. The initial bidding period ends at 6:00 o’clock p.m. (EDT) on Wednesday, April 22, 2026, at which time all bidding will close *unless* the bidding is extended in accordance with paragraph below.
3. If a bid is received during the *final minute* of the initial bidding period (or during the *final minute* of any extended bidding period): (a) an additional 2 minutes shall be added; and (b) this extension of bidding will continue until an extended bidding period ends with no bid having been made during the final minute thereof, at which time all bidding will close. The time of any bid and the end of any bidding period shall be determined by the online bidding platform.

PART B - AUCTION TERMS:

4. The Auction Terms that apply to this auction (“Auction Terms”) consist of the provisions contained in the Agreement to Purchase and this Addendum A, both of which have been posted to the Hibid auction website:
<https://schraderfortwayne.hibid.com/catalog/726718/gannon-estate-re-auction>
5. The Auction Terms contained in the Agreement to Purchase and this Addendum A are non-negotiable and they supersede and control over any oral statements and/or

any other written terms stated in the auction brochure and/or the auction website or otherwise.

6. After the bidding closes, a purchase offer for the final high bid will be completed by the Auction Company and delivered to the high bidder ("Buyer") who shall then sign and return the purchase offer to the Auction Company within 24 hours of the close of the auction. The purchase offer will be in the form of the Agreement to Purchase and this Addendum A (as posted to the Hibid auction website) and may be signed and/or delivered electronically.
7. The final high bid is subject to the seller's acceptance or rejection. The final high bid may be accepted at any time before the end of the first business day after the close of the auction.
8. Buyer shall deliver an earnest money deposit to the Auction Company in the amount of **\$5,000**. The earnest money may be delivered by check or wire transfer, but it must be received by Auction Company within 24 hours of the close of the auction.
9. The balance of the purchase price is due in cash at closing. Bids are not contingent on financing. Each bidder is responsible for having arranged any financing prior to bidding.
10. Closing will be scheduled in accordance with section 7 of the agreement to purchase. The targeted closing period is on or before May 22nd, 2026.
11. Delivery of title and possession will be effective upon completion of the closing.
12. The closing agent's fee to administer the closing will be shared equally (50:50) between the Buyer and Seller. Buyer will pay all costs of any loan obtained by Buyer. Real estate taxes will be prorated to the date of closing.
13. Seller will furnish the deed and owner's title insurance at Seller's expense in accordance with the terms of Section 5 of the Agreement to Purchase.
14. Preliminary title insurance schedules dated March 18, 2026 have been prepared by Trademark Title Co. and posted to the Hibid auction website for your review.
15. Buyer agrees to accept title and acquire the Property subject to the "Permitted Exceptions" as defined in Section 6 of the Agreement to Purchase.
16. The Property will be conveyed using the existing legal description without obtaining a new survey unless a survey is required by the Title Company. The legal description is Lot Numbered 194 Avalon Place, Section II, an addition to the City of Fort Wayne, Indiana. If a new survey is required, the costs shall be shared equally 50:50 by the buyer and seller. There is a plat map and covenant and restrictions attached to the Hibid auction website in accordance with item 10 under schedule B, part II exceptions in the preliminary title work.

17. The advertised square footage of the home is approximate and has been estimated based on property tax information. No warranty or authoritative representation is made as to the size or square footage of the home or any part thereof.
18. The home is owned by an estate, and the residential disclosure form is exempt.
19. The lead-based paint form is attached to the Hibid auction website for your review.
20. The refrigerator, washer, dryer, range, dishwasher, and any window treatments remaining shall be included in the sale of the property.
21. Buyer's obligation to purchase and acquire the Property at closing is not contingent upon any post-auction inspection, investigation or evaluation of the character, condition or suitability of the Property. Buyer is responsible for having completed all inspections, investigations and evaluations before bidding. Buyer acknowledges that Buyer has either completed all such inspections, investigations and evaluations or has chosen to purchase the Property without having done so. In either case, Buyer assumes all risks and agrees to acquire the Property "AS IS".
22. Without limiting the foregoing provisions, Seller and Auction Company and their respective agents and representatives make no warranty or authoritative representation as to: (a) zoning matters; (b) whether the Property qualifies for any particular use; (c) the availability or location of utilities; (d) the availability of any permit; or (e) the accuracy of any materials or information prepared or provided by any third party regarding the auction and/or the Property.
23. Schrader Real Estate and Auction of Fort Wayne, LLC and its affiliated agents are exclusively the agents of the Seller.