

Terms & Conditions

BulkREOnetwork.com, ("BRN") has agreements with various corporations and individuals, etc. ("Sellers") to market and advertise certain properties and/or financial instruments ("Property" or "Properties") through its various online advertising and marketing platform. All properties offered on BRN websites shall be offered subject to the Sellers' approval of the price and final terms and conditions.

Site Usage

The first step to using this site effectively is Registration. Registration is necessary to unlock many of the site's more useful features.

Property View & Property Information Packages

Prospective purchasers and interested parties may view general information about a property just by clicking the links to the property page. Additional property information may also be available by clicking additional links located on a particular property's page. Registered users are provided a key to the property and agree to adhere to the Inspection terms.

Property Offer

If you elect to place an offer on a property, you must be registered to do so. All bids are open and displayed for public viewing unless otherwise noted. You can bid on properties either from a property's Bid Page or from your My Properties listing page, which can display multiple properties for a bidder to monitor or place bids on. The My Properties area only has abbreviated information about each property but is a great tool if multiple properties are being monitored.

Terms of Use

Each site user shall act with honesty and integrity while on the site; otherwise, user privileges shall be revoked. Each bidder shall review and adhere to the Terms of Sale for each individual property listed on the site. Skyline Auctions may suspend your account and seek legal remedies if the site's staff at any time suspects that either as a buyer or seller, you have committed or engaged in fraud or fraudulent activities relating to transactions on the site. Any person making fraudulent offers on this site or defaulting on properties won shall be banned from the site indefinitely without any recourse.

User Eligibility

BRN services are available only to individuals who can form legally binding contracts under applicable law. BRN services are not available to minors or to previously suspended BRN users. If you register as a business entity, by placing a bid, you represent that you have the authority to bind the entity to this Agreement and other real estate related agreements.

Fee & Services

Currently, registration for BNR websites is free; however, we reserve the right to change our Site Terms at any time relating to fees and other items mentioned or not mentioned in this published document. Changes to the policy are effective after we have posted the new Site Terms for at least three (3) consecutive days. We may in our sole discretion change any or all of our services at any time. If a change occurs in a particular service, the fees for that service are effective at the introduction of the service. Each property will be subject to an Internet Transaction Fee (a.k.a Buyer's Premium) added to it as defined in the description box for each property, to be paid by the BUYER at the closing. The bidding will not reflect the buyer's premium, but BRN Addendum, which shall be attached to the Purchase Agreement and signed by Buyer and Seller.

Modification of these Terms of Use

BRN reserves the right to change the terms, conditions, and notices under which the BRN Website is offered, including but limited to the charges associated with the use of the BRN Web Site.

Links to Third Party Sites

The BRN Web Site may contain links to other Web Sites ("Linked Sites"). The Linked Sites are not under the control of BRN and BRN is not responsible for the contents of any Linked Site, including without limitation any link contained in a Linked Site, or any changes or updates to a Linked Site. BRN is not responsible for web casting or any other form of transmission received from any Linked Site. BRN is providing these links to you only as a convenience and the inclusion of any link does not imply endorsement by BRN of the site or any association with its operators.

Discrepancies in Advertisements

If there are any discrepancies between the terms and conditions outlined on this site and the terms outlined in the Purchase Agreement, the terms in the Purchase Agreement shall prevail, so read the Purchase Agreement carefully. All dates and times listed on this site supersede any advertisements or printed statements.

Negotiations & Post Event Activities

Once an online bidding event concludes, neither the Seller nor BRN is under any obligation to negotiate with any bidder. All properties will be sold on a "first come, first served" basis by the Seller.

Final Approval by Seller

Each Seller on this site reserves the right to have final approval and acceptance of any and all Purchase Agreements submitted by any broker or bidder, regardless of information provided by this site, any broker, or any BRN employee or affiliate to the contrary.

Online Transaction Venue

BRN provides an online real estate transaction venue that allows for the bidding and transfer of properties via a public forum. BRN does not hold itself out to be a real estate broker or agent, nor does it claim to act on behalf of buyers or sellers. BRN does claim to provide an efficient and sophisticated platform that allows sellers to advertise their properties to willing and able buyers. All Listing Brokers identified with a property on this site are agents of the Seller, not the Buyer. If a disruption of Internet bidding service (such as a power outage) occurs at the end of an event, BRN reserves the right to extend that particular event for a 24-hour period in order to provide bidders a fair chance to compete for the purchase of a property.

DISCLAIMER

THE MATERIALS ON THIS SITE ARE PROVIDED "AS IS" AND WITHOUT WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. TO THE FULLEST EXTENT PERMISSIBLE PURSUANT TO APPLICABLE LAW BRN DISCLAIMS ALL, WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BRN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION CONTAINED IN THIS WEBSITE WILL BE UNINTERRUPTED OR ERROR FREE AND THAT DEFECTS WILL BE CORRECTED OR THAT THIS SITE OR THE SERVER THAT MAKES IT AVAILABLE: ARE FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. BRN DOES NOT WARRANT OR MAKE ANY REPRESENTATION REGARDING THE USE OR RESULTS OF THE USE OF THE MATERIALS IN THIS SITE IN TERMS OF THEIR CORRECTNESS, ACCURACY, RELIABILITY OR OTHERWISE. BRN IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE BROKER INFORMATION, SALES INFORMATION, LISTING INFORMATION OR OTHER INFORMATION PROVIDED, APPEARING ON OR THROUGH THIS SITE. SUCH INFORMATION HAS BEEN PROVIDED BY INDEPENDENT THIRD PARTIES WHO ARE SOLELY RESPONSIBLE FOR SUCH CONTENT. YOU (AND NOT BRN) ASSUME THE COST OF ALL NECESSARY SERVICING, REPAIR OR CORRECTION.

LIMITATION OF LIABILITY

UNDER NO CIRCUMSTANCES, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, SHALL BRN BE LIABLE FOR ANY SPECIAL OR CONSEQUENTIAL DAMAGES THAT RESULT FROM THE USE OF OR THE INABILITY TO USE, THE MATERIALS ON THIS SITE, EVEN IF BRN OR ANY AUTHORIZED REPRESENTATIVE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL BRN TOTAL LIABILITY TO YOU FOR ALL DAMAGES, LOSSES AND CAUSES OF ACTION (WHETHER IN CONTRACT, TORT INCLUDING BUT NOT LIMITED TO NEGLIGENCE OR OTHERWISE) EXCEED THE AMOUNT PAID BY YOU, IF ANY, FOR ACCESS TO THIS SITE.

CHOICE OF LAW AND FORUM

These terms and use of this site shall be governed by and construed in accordance with the laws of Wayne County, State of Michigan. You agree that any action at law or in equity arising out of or relating to these terms shall only be filed in the state courts located in Wayne County, State of Michigan and you hereby consent and submit to personal jurisdiction of such courts for the purposes of litigating any such action. If any provisions of these terms shall be unlawful, void or for any reason unenforceable then the provisions shall be deemed severable from these terms and shall not affect the validity and enforceability of the remaining provisions

JURISDICTIONAL ISSUES

This site is controlled and operated by BRN from its offices within Wayne County, State of Michigan, United States of America. BRN makes no representation that materials in this site are appropriate or available for use in other locations. Those who choose to access this site from other locations do so on their own initiative and at their own risk are responsible for compliance with local laws, if and to the extent local laws are applicable.