

Real Estate Auction Terms & Conditions

United Country – Excelerate Real Estate & Auction is pleased to offer 7800 E. Boulders Pkwy 4, Scottsdale AZ 85266, a beautiful home overlooking the 11th Fairway of the world-renowned Boulders Resort Golf Course. This property will be offered at a live and on-site auction event with available online bidding on Saturday, March 3rd, 2018 at 2:00pm.

Agency Disclosure: United Country – Excelerate Real Estate & Auction (“United Country”) is agent of the Seller. You can expect the real estate professionals from United Country to be helpful and honest to all parties.

Auction Date and Location: The auction will be held on-site at 7800 E. Boulders Pkwy 4, Scottsdale, AZ 85266 on Saturday, March 3rd, 2018. Registration opens at 1:00pm. The real estate (home and land) will be offered at 2:00pm (MST).

Auction Registration (On-site Bidders): To register to bid on-site, please bring a photo I.D. and a cashier’s check made payable to DRIGGS TITLE AGENCY in the amount of \$25,000. The winning high bidder will endorse the cashier’s check over to the title company as part of its earnest money deposit. All non-winning bidders will have their cashier’s check returned to them after the auction.

Auction Registration (Online Bidders): To register to bid online, please visit ScottsdaleHomeAuction.com and click on the ONLINE BIDDING link to register as an online bidder. As part of the approval process, BEFORE AUCTION DAY, online bidders are required to deposit \$25,000 by cashier’s check or wire transfer to DRIGGS TITLE AGENCY. Please contact Carol Paolo (480-422-7581, carolp@driggstitle.com), Senior Escrow Officer at Driggs Title Agency for bank wire instructions. Online Bidding Disclaimer: Under no circumstances shall Bidder have any kind of claim against United Country or anyone else if the internet service fails to work correctly before or during the auction.

Bid Acceptance: The real estate is being offered will be offered sold to the highest bidder at “no-reserve” auction. Winning bidder will complete and sign the Real Estate Purchase Contract immediately upon being declared the winning bidder by the Auctioneer.

Bidder & Property Information: Bidder and property information has been prepared to help you in evaluating and bidding on the property. All information is available online at ScottsdaleHomeAuction.com.

Buyer Agent Participation: A commission up to 3% of the winning high bid will be paid to the licensed real estate broker/agent whose Buyer client closes escrow on the property. To qualify, the broker/agent must register their Buyer client and abide by all terms of the **Buyer-Agent Registration Form** (available at ScottsdaleHomeAuction.com) which must be received and acknowledged by the auction company prior to the auction event.

Buyer's Premium: A ten-percent (10%) Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price.

Caveat Emptor: "Let the Buyer beware" that while every effort is made by the Auctioneer and Broker to provide accurate information, it does not accept responsibility for information presented. It is the responsibility of the Buyer and/or the Buyer's Broker/Agent to verify the accuracy of all information presented and conduct its own independent inspections, investigation and due diligence concerning the property to its satisfaction. When in doubt, check it out. Property sells "As-Is" with no warranties expressed or implied by the Seller. Property included in the sale is the real estate and improvements.

Closing: The balance of the Purchase Price (which includes the Buyer's Premium) is be due via a wire transfer or certified funds to the title company on or before Monday, April 2nd, 2018, which is the date of closing.

Contingencies: The final high bid on the property is irrevocable. The purchase IS NOT contingent upon financing nor appraisal, so be prepared to pay cash at closing or have arranged your financing prior to bidding. The purchase IS NOT contingent upon inspections post auction, so be sure you thoroughly inspect the property and obtain any information important to you prior to bidding.

Directions: DO NOT USE GPS - it will try and take you through the back gate. Once in the resort, GPS will take you directly to the home. All visitors are required to enter The Boulders community at the main guard gate located at 34601 N Boulder Pass, Scottsdale AZ (at the intersection of Tom Darlington Dr and Boulder Pass). The friendly guards will provide a map and directions to the property.



Earnest Money Deposit: Upon the conclusion of the auction, the winning high bidder will be required to make a NON-REUNDABLE Earnest Money Deposit of at least ten-percent (10%) of the total contract price. The \$25,000 cashier's check or wire transfer required for registration shall be relinquished for deposit to the title company. The balance of the Earnest Money Deposit is payable personal check, business check or bank wire to the title company.

Miscellaneous: Any announcements made on auction day take precedent and override all prior marketing or website statements. The decision of Auctioneer is final regarding all matters that arise before, during, and after the Auction. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and determining the buyer. Unless otherwise disclosed, Seller may not bid on the Property. Bidder will not retract any bid. The exclusive jurisdiction and venue for any controversy or claim will be Maricopa County, Arizona.

Personal Property: There is no personal property being offered at this auction event.

Possession: Possession will be given at closing.

Pre-Auction Offers: The auction is subject to prior sale and pre-auction offers are welcome. The Seller reserves the right to cancel the auction at any time prior to the opening of the auction.

Property Preview – Public Open House – Inspection: Join us at the property for public preview and inspection from 2pm to 6pm at the below listed dates. Learn about the auction bidding process, tour the property, and get your questions answered. Open these dates from 2pm to 6pm:

Wednesday, February 14
Saturday, February 17
Wednesday, February 21
Saturday, February 24
Wednesday, February 28
Friday, March 2

Purchase Contract: Bidder should carefully read and understand the Real Estate Purchase Contract before bidding at the auction, a copy of which is available for download at ScottsdaleHomeAuction.com. The Property will be offered subject to the terms of the Purchase Contract, which is not negotiable and no addition, deletion or revision will be permitted.

Title Company: Driggs Title Agency will act as the escrow agent and provide the Buyer with an Owner's Title Insurance Policy at the Seller's expense providing the Buyer with good and clear title. The property will be conveyed by a Special Warranty Deed. Real estate taxes will be prorated to the day of closing. Escrow fee will be split evenly between Seller and Buyer. Seller will pay its customary closing fees with all other fees payable by the Buyer. Carol Paolo (480-422-7581, carolp@driggstitle.com), Senior Escrow Officer at Driggs Title Agency will handle the escrow and closing process.

Carol Paolo
Senior Escrow Officer



480.422.7581 direct
480.295.7582 eFax



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Driggs Title Agency
Ahead of the rest!