

REAL ESTATE AUCTION TERMS & CONDITIONS

United Country Real Estate – Arizona Property & Auction and The Larsen Company Real Estate & Auction are honored to have been commissioned by the estate trustee for the estate ordered sale of 2357 W. El Moro Cir, Mesa, AZ 85202, a 4-bedroom house on a 0.34-acre cul-de-sac lot. Do not miss this rare opportunity to bid and buy at auction a quality Mesa, AZ block house. The real estate and its contents will be sold via online auction.

Agency Disclosure: *United Country Real Estate - Arizona Property & Auction and The Larsen Company Real Estate and Auction* (collectively “Auctioneer/Broker”) are agents of the Seller. You can expect the real estate professionals from United Country Real Estate and The Larsen Company to be helpful and honest to all parties.

Auction Date and Location: Real Estate - visit www.unitedcountryaz.hibid.com to register to bid on the real estate. The Online Auction of the real estate (house and land) closes on Thursday, February 18 at 6:00pm. Personal Property - visit www.copperstateauctions.hibid.com to see the catalog of personal property items and to register to bid on the home’s contents. The Online Auction for the home’s personal property/contents closes on February 18, 2021 at 7:00pm.

Auction Registration (Online Bidders): visit AZEstateBid.com and click on the ONLINE BIDDING link to register as an online bidder. Note that a credit card is required to register to bid only to confirm identity. Bidder registration is free.

Bid Acceptance: The real estate is being offered subject to estate trustee confirmation of the winning bid. Winning bidder will complete and sign the Real Estate Sale Contract upon conclusion of the auction event.

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 AZEstateBid.com.

Buyer Agent Participation: A commission 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 AZEstateBid.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/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 due via a wire transfer or certified funds to the title company on or before Monday, March 22, 2021, 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.

Disclaimers: 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. *Online Bidding Disclaimer:* Under no circumstances shall Bidder have any kind of claim against the Broker/Auctioneer, or anyone else if the internet service fails to work correctly before or during the auction.

Earnest Money Deposit: Upon the conclusion of the auction, the winning high bidder will be required to make a non-refundable \$10,000.00 Earnest Money Deposit payable by personal check, business check or bank wire to the title company.

Financing: 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. Please visit with your lender to obtain a loan pre-approval prior to bidding on the property and then bid within your loan limit and ability to pay. If you need financing, we recommend that you visit with Ken Starks at Allied First Bank:

Ken Starks (NMLS# 173595, Team Manager, Mortgage Department)

Allied First Bank, sb (NMLS #203463, Cert #55130)

Cell: 714-328-4475

Email: kstarks@alliedfirst.com

Website: TheStarksTeam.com

**KEN STARKS** | NMLS #173595

TEAM MANAGER – MORTGAGE DEPARTMENT

ALLIED FIRST BANK, SB | NMLS 203463 | CERT. # 55130

PHONE: (480)400-5626

FAX: (480)400.5626

APPLY ONLINE: TheStarksTeam.com

Possession: Possession will be given at closing.

Pre-Auction Offers: The auction is subject to prior sale. The Seller reserves the right to accept a pre-auction offer and/or cancel the auction at any time prior to the opening of the auction.

Property Preview and Inspections: The property will be open for in-person, on-site public preview and inspection on February 11, 13, 16, and 18 from 1:00 to 5:00 pm. Learn about the auction bidding process, tour the property, and get your questions answered.

Sale 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 AZEstateBid.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 Insurance + Closing Costs: An Owner's Title Insurance policy will be provided 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. All transfer and HOA fees (if applicable) will be paid by the Buyer.

Title Company: 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
Driggs Title Agency
2680 S. Val Vista Rd
Building 10, Suite #152
Gilbert, AZ 85295*



**Arizona
Property
& Auction**



MESA HOME ESTATE AUCTION
2357 W. El Moro Cir
Mesa, AZ 85202

480-422-7581 direct phone

CarolP@securitytitle.com

Questions? We are just a phone call or email away! We want to help you understand the auction process and the property, so you are prepared to bid and buy at auction. Please review the auction and property information available for this auction property at AZEstateBid.com.

Thank you,

John Payne and Stewart Larsen - Arizona Real Estate Brokers and Auctioneers

John Payne - Auctioneer | Broker | Realtor

AARE, CAI, CES, GRI Trained

United Country Real Estate – Arizona Property & Auction

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Stewart Larsen - Auctioneer | Broker | Realtor

Designated Broker

The Larsen Company

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