
AUCTION TERMS & CONDITIONS

United Country Real Estate – Arizona Property & Auction and **The Larsen Company Real Estate & Auction** are pleased to offer 2810 W. 4TH AVE, LOT #1, APACHE JUNCTION, AZ 85120 for sale to the highest bidder. This is an online auction for a 1-bedroom, 1-bathroom mobile home and does not include any real estate nor the lot upon which the mobile home sets.

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: The Online Auction bidding ends on Thursday, July 27, 2023 at 6:00 pm (AZ).

Auction Registration (Online Bidders): Please visit AZestatebid.com and click on the “Bidding Open” link to register as an online bidder. Click on “Register to Bid” at the bottom of the page to complete the registration fields. Note that a credit card is required to register only to confirm the bidder’s identity. Bidder registration is free.

Bid Acceptance: The real estate is being offered subject to seller confirmation of the winning bid. Winning bidder will complete and sign the Manufactured Home Purchase Contract upon the conclusion of the auction event.

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. High Bid + Buyer’s Premium = 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.

Closing: Close of escrow to occur within 30-days of contract acceptance.

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 the 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: The winning high bidder ("Buyer") will sign the Sale Contract and make an earnest money deposit of at least ten-percent (10%) of the purchase price to the title/escrow company by the next day. The earnest money deposit is non-refundable. The balance of the Purchase Price (which includes the Buyer's Premium) is due to the title/escrow company at close of escrow within 30-days of contract acceptance.

Financing: The purchase IS NOT contingent upon financing nor appraisal, so be prepared to pay cash at closing or have hard money or other cash funding arranged prior to bidding. Please visit with your lender to obtain a loan approval prior to bidding on the property and then bid within your loan limit and ability to pay.

Lot Lease Approval: The mobile home resides on Lot #1 of the [LAMPLIGHTER MOBILE HOME PARK](#) located at 2810 W. 4TH Ave, Apache Junction, AZ 85120 ([Lamplighter Mobile Home Park - Apache Junction, AZ](#)), an all-ages, pet-friendly community with a community pool and on-site laundry. This 470+/- interior square feet mobile home sits on a 2,750 square foot lot. The lot rent is \$550/month + \$80/month for water, sewer, and trash = \$630/month. Subletting this property is not permitted per park rules. Occupant(s) required to submit a lot rental application and be approved by [LAMPLIGHTER MOBILE HOME PARK](#) to reside there. Subletting is not permitted per park rules. Questions about [LAMPLIGHTER MOBILE HOME PARK](#) may be directed to Allison Assad, Park Manager at 623-418-5335.

Possession: Possession will be given at closing.

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](#).

Property Preview and Inspections: The property is open for public preview and inspection (open houses) on Tuesday, July 20 and Wednesday, July 26 from 4:00 to 6:00 pm. No lockbox. Showings and access only during open houses.

Sale Contract: Bidder should carefully read and understand the Manufactured Home 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.

Escrow Closing Costs: The Escrow Fee will be split evenly between Seller and Buyer. The Seller will pay its customary closing fees with all other fees payable by the Buyer.

Escrow Company: Endpoint Closing, Inc. will handle the escrow and closing process.

Endpoint Closing, Inc
4237 N. Craftsman Court, Suite 205
Scottsdale, AZ 85251
(602) 610-1242
closing.az@endpoint.com
Monday - Thursday, 7am - 7pm MT
Friday, 7am - 5pm MT

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 information available for this auction property at AZEstateBid.com.

Happy Bidding!

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

Stewart Larsen (480-861-2530, slarsen@thelarsencompany.com), The Larsen Company Real Estate and Auction

John Payne (480-422-6800, john@unitedcountryaz.com) United Country Real Estate - Arizona Property & Auction