

## Auction Terms & Disclosures – Updated July 10, 2025

### Earnest Money Deposit:

The winning bidder must submit an earnest money deposit equal to 5% of the total purchase price. This amount is due upon contract signing and will be applied toward the final purchase at closing.

### Closing Deadline:

Closing must take place within 40 days of the auction's end, and no later than Tuesday, August 19, 2025.

### Solar System Update:

The property includes a leased solar energy system. It was recently discovered that the system is not currently producing power.

- The seller has submitted a repair request to the solar leasing company, and repairs are expected to be completed before closing.
- The seller will buy out the solar lease in full at or before closing using proceeds from the sale.
- After the buyout, the solar system will be fully owned, free of liens or obligations, and will transfer with the property as a fixture.
- The buyer will not need to assume the lease or complete any lease-related documentation.

### Septic System Update:

The septic inspection recommends replacing the concrete inlet baffle with a plastic inlet baffle.



**Arizona  
Property  
& Auction**



**AZESTATEBID.COM  
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Phoenix, AZ 85032**

- The seller has contracted Cave Creek Septic Service to complete the replacement in the coming weeks.
- The property will be delivered with a clear septic inspection at closing.

Got questions? We are just a phone call or email away!

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