REAL ESTATE AUCTION TERMS & CONDITIONS

UNITED COUNTRY REAL ESTATE - ARIZONA PROPERTY & AUCTION *("Auctioneer/Broker")* is ordered to offer for sale at online auction 50017 N Eagle View Dr, Aguila, AZ 85320. Don't miss this exciting opportunity to bid and buy an updated 2 bed/2 bath manufactured home on a 1.12± acre lot with horse setup and NO HOA for personal use or investment.

Auction Lots:

- Lot 1: 50017 N Eagle View Dr, Aguila, AZ 85320 | Maricopa County, AZ | APN 506-05-070 | 1.12± acres

Agency Disclosure: Auctioneer/Broker represents the Seller. You can expect the Auctioneer/Broker real estate professionals to be helpful and honest to all parties.

Auction Date and Location: Bidding is online only at UnitedCountryAZ.HiBid.com. The online auction ends THURSDAY, DECEMBER 3, 2026 @ 6:00 PM (Arizona).

Auction Registration (Online Bidders): To register to bid online, visit the HiBid online bidding portal at UnitedCountryAZ.HiBid.com, click on an auction property listing and then click on the ONLINE BIDDING link to open the online bidding page. 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 with reserve and is subject to seller confirmation of the winning high bid, unless noted otherwise. The successful bidder shall execute the Real Estate Purchase Contract immediately upon the conclusion of the online auction event.

Bidder & Property Information: 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 seven-percent (7%) Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price. Example: $100,000 High Bid + $7,000 (7% Buyer's Premium) = $107,000 purchase price.

Caveat Emptor (Buyer Beware): While the Auctioneer/Listing Broker makes reasonable efforts to provide accurate property information, neither the Auctioneer nor the Listing Broker guarantees its accuracy or completeness. All information is provided for informational purposes only. Buyers are solely responsible for conducting their own independent inspections, investigations, and due diligence to their satisfaction prior to bidding.

The property is offered and sold "AS-IS, WHERE-IS," in its present condition, without warranties or guarantees, express or implied, except as otherwise required by law or expressly provided in the Real Estate Purchase Contract.

Buyers are encouraged to independently verify all matters affecting the property, including but not limited to property boundaries, acreage, zoning, permitted uses, floodplain status, topography, drainage, legal and physical access, utilities, and the condition of all structures and improvements. Buyers should confirm that their intended use complies with applicable zoning and land-use regulations and verify the availability, location, capacity, connection requirements, and costs of utilities.

Property lines, markings, and boundaries depicted in photographs, aerial imagery, or maps are approximate and should not be relied upon as a professional survey. Buyers are encouraged to consult qualified inspectors, surveyors, engineers, land-use professionals, and other appropriate experts as needed.

All inspections and due diligence should be completed before bidding, as the purchase is not contingent upon post-auction inspections. Contact the Auctioneer/Listing Broker for assistance in locating qualified professionals.

When in doubt, check it out before you bid!

Closing: Closing shall occur on or before Monday, January 4, 2027, unless otherwise agreed in writing by Buyer and Seller. The balance of the Contract Purchase Price, including the Buyer's Premium, shall be paid through the designated escrow company by wire transfer or other funds acceptable to escrow.

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.

Disclaimer: Any announcements made on auction day take precedence 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 successful Bidder shall deliver an Earnest Money Deposit equal to ten percent (10%) of the total Contract Purchase Price to the designated escrow company within one (1) business day following Seller's acceptance of the high bid. The Earnest Money Deposit shall be applied toward the Purchase Price at closing and shall be non-refundable except as expressly provided in the Real Estate Purchase Contract.

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 Inspection: Preview and inspection of the property is by appointment or attend one of the Open House property previews on THURSDAY, NOVEMBER 19 or SATURDAY, NOVEMBER 21, 11:00AM - 2:00PM. Contact Suzy Lieber (623-587-5745) for showing requests.

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.

Seller Financing: None.

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 customary closing fees including as an Owner's Title Insurance Policy. Title and escrow services provided by:

Michele Lucero, Branch Manager/Escrow Officer
Pioneer Title Agency, Inc
2152 S Vineyard #109, Mesa, AZ 85210
480-464-4495 office
1-866-768-0362 fax
michele.lucero@pioneertitleagency.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.

Happy Bidding!

Suzy Lieber | United Country Real Estate – Arizona Property & Auction

623-587-5745 | suzy@unitedcountryaz.com

John Payne | United Country Real Estate – Arizona Property & Auction

480-422-6800 | john@UnitedCountryAZ.com