REAL ESTATE AUCTION TERMS & CONDITIONS

UNITED COUNTRY REAL ESTATE - ARIZONA PROPERTY & AUCTION and ***THE LARSEN COMPANY REAL ESTATE AND AUCTION*** (collectively "Auctioneer/Broker") are ordered to offer for sale at online auction 16713 E Ashbrook Dr Unit A, Fountain Hills, AZ 85268. Don't miss this exciting opportunity to bid and buy a 2 bed/2 bath patio home with NO HOA for personal use or investment.

Auction Lots:

- Lot 1: 16713 E Ashbrook Dr Unit A, Fountain Hills, AZ 85268 | Maricopa County, AZ | APN 176-01-932

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 WEDNESDAY, NOVEMBER 18, 2026 @ 6:00 PM (Arizona).

Auction Registration (Online Bidders): To register for online bidding, visit UnitedCountryAZ.HiBid.com and select the auction property listing. Click "Register to Bid" and follow the prompts to create your bidder account and complete registration. A valid credit card is required for identity verification purposes only. Registration is free, and no registration fee will be charged.

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: Compensation to a cooperating licensed real estate broker/agent is governed by a separate written Buyer-Agent Registration and Compensation Agreement and is payable only upon the successful closing of escrow with the registered Buyer. To qualify for compensation, the broker/agent must register their Buyer and comply with all terms of the *Buyer-Agent Registration Form*, available at AZEstateBid.com. The completed registration must be received and acknowledged by the Auctioneer/Broker 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 Friday, December 18, 2026, 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*: Auctioneer/Broker is not responsible for interruptions, delays, connectivity failures, or technical problems affecting online bidding that are beyond its reasonable

control. Auctioneer/Broker reserves the right to extend, suspend, postpone, or reschedule bidding in the event of technical difficulties, subject to applicable law and the auction platform's terms.

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. Seller reserves the right to accept a pre-auction offer, withdraw the property, or postpone or cancel the auction at any time prior to Seller's acceptance of a winning bid, subject to applicable law and the terms of the auction platform.

Property Preview and Inspection: Prospective buyers are encouraged to inspect the property prior to bidding. Property previews and inspections are available by appointment, with authorized Realtor access through the property lockbox. To schedule a showing or arrange an inspection, contact Stewart Larsen at 480-861-2530.

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: Seller shall convey marketable or insurable title by Special Warranty Deed, subject to permitted exceptions identified in the title commitment and accepted under the Real Estate Purchase Contract. Seller shall provide an Owner's Title Insurance Policy at Seller's expense. Real estate taxes shall be prorated through the date of closing, and escrow fees shall be divided equally between Buyer and Seller. 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!

Stewart Larsen | The Larsen Company Real Estate and Auction

480-861-2530 | slarsen@thelarsencompany.com

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

480-422-6800 | john@UnitedCountryAZ.com