

Bidder Registration & Certification

Bidder #: _____

To register to bid & be a successful bidder, follow these simple steps:

1. Go to www.AZRanchAuction.com to download, complete, sign & return this *Bidder Registration & Certification* form to the Auction Office (fax 480-422-6800 or email support@XSELLR8.auction).
2. Review all the Auction & Property Information that has been prepared and uploaded to www.AZRanchAuction.com to assist in doing your due diligence and inspections.
3. Visit and inspect the property during one of the public Inspection Previews
4. Get your cash or loan qualification in place and ready to go if you are the winning bidder.
5. On-site Bidders: don't forget to bring to the auction a \$5,000 cashier's check made payable to your name to receive a bidder's number at the auction event.
6. Online Bidders: visit <http://xsellr8.hibid.com/auctions/current> to register for the auction. You'll be prompted to enter your credit card info only to verify your identity. After registering, please send this signed Bidder Registration & Certification form to the auction office to be approved as an online bidder. You can place an absentee bid online, meaning that the system will bid on your behalf up to your max bid amount during the live auction, or you can bid online against the on-site bidders during the live auction event.

QUESTIONS? Contact the auction office at 480-422-6800 or support@XSELLR8.auction

Bidder Notice: By initialing/signing this certification and returning to United Country – Excelerate Real Estate & Auction, **I hereby certify** that I have read and understand all terms and conditions contained in this “Bidder Registration & Certification” and agree to abide by the below **Auction Terms and Conditions**.

Bidder Printed Name: _____

Address: _____ City: _____ Zip: _____

Cell Phone: _____ Work Phone: _____

Email: _____ Fax #: _____

Signature: _____ Date Of Signature: _____

Auction Terms & Conditions

United Country – Excelerate Real Estate & Auction, has been commissioned by the Executor of the estate to offer at a Live On-site Public Auction the residential property known as “The Styczkowski Estate” and located at 4165 Highway 82 Elgin, AZ 85611.

Agency Disclosure: United Country – Excelerate Real Estate & Auction (“United Country”) is the agent of the Seller. You can expect United Country to be truthful and honest to all parties and provide all known facts that may affect the value to be paid for the property.

Auction Dates: The auction will be held on-site on Saturday, July 30th, 2016 at 12:00PM Arizona. Registration opens at 11:00AM. This live auction event will be simulcast online (live audio and video) for online bidder participation.

Auction Registration (On-site Bidders): A cashier’s check made payable to the Bidder’s name in the amount of \$5,000 will be required to register to bid. The winning high bidder will endorse the cashier’s check over to the title company as part of its earnest money deposit. All non-winning bidders will have their cashier’s check returned to them at the conclusion of the auction.

Auction Registration (Online Bidders): To register as an online bidder, go to: <http://xsellr8.hibid.com/auctions/current> and follow the online registration instructions. Once registered, you need to sign the Bidder Registration and Certification found at www.AZRanchAuction.com and send into the auction office via fax (480-422-6800) or email (support@XSELLR8.auction) to be approved to bid.

Auction Property Address: 4165 Highway 82, Elgin, AZ 85611

Auction Property Legal Description: meets and bounds description (see title commitment)

Auction Property Parcel #: 109-47-042 (Santa Cruz County)

Bid Acceptance & Purchase Contract: This is an auction with reserve. The high bid is subject to confirmation by the Executor of the estate. Winning bidder(s) will enter into a purchase contract immediately upon being declared the winning bidder by the United Country.

Bidder & Property Information: Bidder and property information has been prepared to help you in evaluating and bidding on the property. Such information is available online at www.AZRanchAuction.com and includes items such as:

- Arizona Agency Disclosure
- Bidder Registration & Certification Form
- Buyer-Agent Registration Form

- Building inspection report
- Commitment for Title Insurance
- Property Tax Record
- Real Estate Auction Purchase Contract
- Seller Property Disclosure Statement

Buyer-Agent Participation: A 2.5% 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** which must be received and acknowledged by the auction company.

Buyer's Premium: A 10% Buyer's Premium (auction fee) will be added to the high bid price to establish the contract sale price.

Caveat Emptor: "Let the Buyer beware" that while every effort is made by the auction company 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 be due via a wire transfer or certified funds to the title company on or before Tuesday, August 30th, 2016, which is the date of closing.

Contingencies: The final high bid on the property is irrevocable. The purchase IS NOT contingent upon financing, so be sure you are 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.

Earnest Money Deposit: At the conclusion of the auction, the winning high bidder will be required to make a NON-REUNDABLE Earnest Money Deposit of at least 10% of the contract sale price. The cashier's check required for registration shall be endorsed to the title company. The balance of the 10% Earnest Money Deposit may be paid be personal, business check or cashier's check.

Online Auction Disclaimer: Under no circumstances shall Bidder have any kind of claim against United Country – Excelerate Real Estate & Auction or anyone else if the internet service fails to work correctly before or during the auction.

Possession: Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

Pre-Auction Offers: The auction is subject to prior sale (the property can be purchased prior to the end of the auction) and pre-auction offers are welcome. The Seller reserves the right to cancel the auction at any time prior to the final bid closing.

Property Inspection Dates: The property will be held open for public inspection from 11:00AM to 3:00PM on the following dates:

Sat, July 16
Tues, July 19
Sat, July 23
Tues, July 26
Sat, July 30 (10:00am to 12:00pm)

Title Company: Driggs Title Agency will act as the escrow agent and provide the Buyer with an Owner's Title Insurance Policy at the Seller's expense providing the Buyer with good and clear title. The property will be conveyed by a 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.

The title company information is:

Carol Paolo, Senior Escrow Officer
Driggs Title Agency
3303 S. Lindsay Road, Suite 103
Gilbert, AZ 85297
[480-422-7581](tel:480-422-7581) phone
[480-295-7582](tel:480-295-7582) fax
carolp@driggstitle.com
Reference Order No.: 16-05-105994CP