

Real Estate Auction Terms & Conditions

United Country Real Estate – Arizona Property & Auction and **The Larsen Company** are pleased to offer 35635 N. Meander Way, Carefree, AZ 85337, a “one of a kind” 1.67-acre contemporary southwest estate located on the eastern slope Black Mountain with spectacular views of the sunrise, surrounding mountains and north Scottsdale. This property will be offered at a live and on-site auction event with optional online bidding available on Saturday, November 17, 2018 at 12:00pm (MST).

Agency Disclosure: United Country Real Estate - Arizona Property & Auction (“United Country”) and The Larsen Company are agents of the Seller. You can expect the real estate professionals from United Country and The Larsen Company to be helpful and honest to all parties.

Auction Date and Location: The auction will be held on-site at 35635 N. Meander Way, Carefree, AZ 85337 on Saturday, November 17, 2018. The real estate (house and land) will be offered at 12:00pm.

Auction Registration (On-site Bidders): To register to bid on-site, please bring a photo I.D. and a cashier’s check made payable to DRIGGS TITLE AGENCY in the amount of \$25,000. 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 after the auction.

Auction Registration (Online Bidders): In lieu of bidding in person, bidders are welcome to register to bid online. Please visit CarefreeHomeAuction.com and click on the ONLINE BIDDING link to register as an online bidder. As part of the approval process, BEFORE AUCTION DAY, online bidders are required to deposit \$25,000 by cashier’s check to DRIGGS TITLE AGENCY. Please contact Carol Paolo (480-422-7581, carolp@driggstitle.com), Senior Escrow Officer at Driggs Title Agency to coordinate deposit. Online Bidding Disclaimer: Under no circumstances shall Bidder have any kind of claim against United Country or anyone else if the internet service fails to work correctly before or during the auction.

Bid Acceptance: The real estate is being offered subject to estate confirmation of the winning bid. Winning bidder will complete and sign the Real Estate Purchase Contract immediately upon being declared the winning bidder by the Auctioneer.

Bidder & 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 CarefreeHomeAuction.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 CarefreeHomeAuction.com) which must be received and acknowledged by the auction company prior to the auction event.

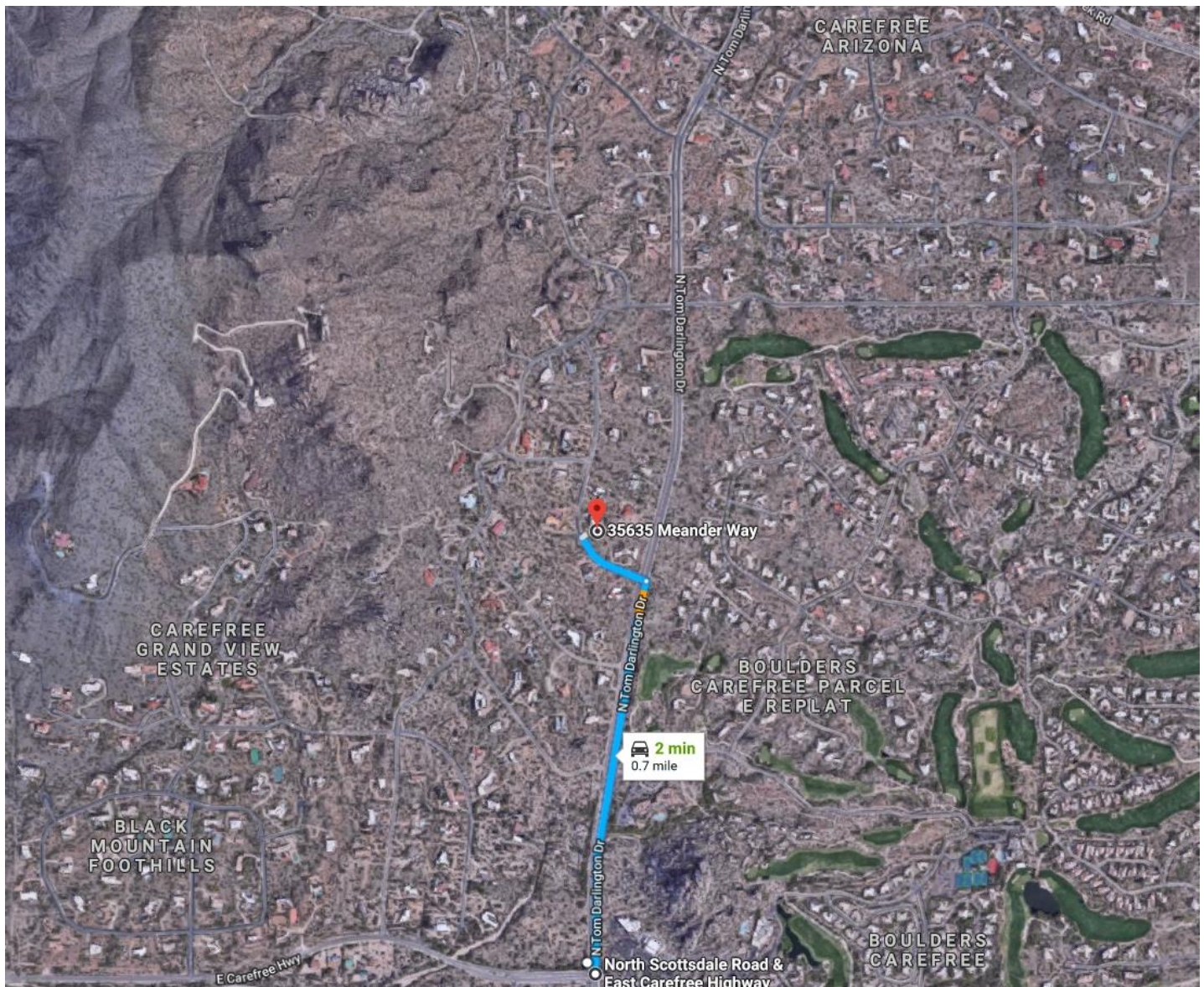
Buyer's Premium: A ten-percent (10%) Buyer's Premium (auction fee) will be added to the final bid price to establish the contract sale price.

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. 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 **Monday, December 17, 2018**, which is the date of closing.

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.

Directions: From Carefree Highway and Scottsdale Rd (Tom Darlington Dr) head north on Tom Darlington Dr and take the second left (Meander Way) past the entrance to The Boulders Golf Resort (Boulder Pass). Turn left onto Meander Way, property will be on the right.



Earnest Money Deposit: Upon the conclusion of the auction, the winning high bidder will be required to make a NON-REUNDABLE Earnest Money Deposit of at least ten-percent (10%) of the total contract price. The \$25,000 cashier's check or wire transfer required for registration shall be relinquished for deposit to the title company. The balance of the Earnest Money Deposit is payable personal check, business check or bank wire to the title company.

Miscellaneous: Any announcements made on auction day take precedent and override all prior marketing or website statements. The decision of 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.

Possession: Possession will be given at closing.

Pre-Auction Offers: The auction is subject to prior sale and pre-auction offers are welcome. 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 Inspections: Join us at the property for public preview and inspection at the below listed dates/times. Learn about the auction bidding process, tour the property, and get your questions answered.

- Wednesday, November 7 3:00 pm – 6:00pm
- Sat, November 10 1:00pm – 4:00pm
- Wed, November 14 3:00pm – 6:00pm
- Fri, November 16 3:00pm – 6:00pm
- Sat, November 17 10:00am – 12:00pm

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 CarefreeHomeAuction.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.

Solar Lease: A solar photovoltaic ("PV") panel system ("Solar System") has been installed on the Premises that is subject to a lease with Sun Power Capital, LLC ("Lessor"). The Solar System shall convey with the Premises. Prior to closing, Buyer is required to make lease application and cooperate with the lease transfer agreement to assume the lease rights under the Buyer's name. Download the *Solar Lease* at CarefreeHomeAuction.com to review the lease terms.

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 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 its customary closing fees with all other fees payable by the Buyer. Carol Paolo (480-422-7581, carolp@driggstitle.com), Senior Escrow Officer at Driggs Title Agency will handle the escrow and closing process.



**Arizona
Property
& Auction**



**Black Mountain Home Auction
35635 N. Meander Way
Carefree, AZ 85377**

Carol Paolo, Senior Escrow Officer

Driggs Title Agency

2680 S. Val Vista Rd

Building 10 - Suite 152

Gilbert, AZ 85295

480-422-7581 direct phone

480-295-7582 eFax

carolp@driggstitle.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. Please review the auction and property information available for this auction property at CarefreeHomeAuction.com.

Thank you,

John Payne (480-422-6800), Broker - United Country Real Estate – Arizona Property & Auction

Stewart Larsen (480-844-1221), Broker - The Larsen Company