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## REAL ESTATE AUCTION TERMS & CONDITIONS

**United Country Real Estate – Arizona Property & Auction** and **The Larsen Company Real Estate and Auction** are ordered to sell the residential property known as 31546 W. GRANT ST, BUCKEYE AZ 85326, a 2003 constructed and recently rehabbed manufactured home with 2,128+/- square feet with a private well located on a one-acre lot. This property will be offered via an Online Auction ending on Saturday, November 13, 2021 at 5:00 pm (AZ).

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

**Auction Date and Location:** The auction will be held online and bidding ends on Saturday, November 13, 2021 at 5:00 pm (AZ).

**Auction Registration (Online Bidders):** Please visit [AZLandAuction.com](http://AZLandAuction.com), scroll to the Buckeye AZ House Online Auction listing and then click on the ONLINE BIDDING link to register as an online bidder. Follow the instructions to complete the online bidder registration. Note that a credit card is required during the registration process only to confirm identity. A loan pre-qualification or proof of funds for at least \$300,000 is required to be approved to bid; please send to [john@unitedcountryaz.com](mailto:john@unitedcountryaz.com).

**Bid Acceptance:** Winning bidder will complete and sign the Real Estate Sale Contract upon conclusion of the auction event. The real estate is being offered subject to seller confirmation of the winning bid.

**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 [AZLandAuction.com](http://AZLandAuction.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 [AZLandAuction.com](http://AZLandAuction.com)) which must be received and acknowledged by the auction company prior to the auction event.

**Buyer's Premium:** A six-percent (6%) 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. The property is sold “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 due via a wire transfer or certified funds to the title company within 30-days of contract acceptance.

**Contingencies:** The purchase on the house property allows for financing and IS CONTINGENT on the buyer's ability to qualify for financing and appraisal. The purchase of any property IS NOT contingent upon inspection post auction, so be sure you thoroughly inspect the property and obtain any information important to you prior to bidding. The final high bid on the property is irrevocable.

**Disclaimers:** Any announcements made on auction day take precedent 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. Bidders 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 winning high bidder will be required to make a \$10,000 Earnest Money Deposit to the title company upon contract execution. The Earnest Money Deposit is non-refundable for any reason except for loan qualification.

**Lease with Option to Purchase (House):** The seller is willing to consider doing a Lease with Option to Purchase for up to a one year lease term with a \$10,000 non-refundable option consideration.

**Possession:** Possession will be given at closing.

**Prequalification:** Bidders who intend to bid on the house property need to provide a loan pre-qualification form to [john@unitedcountryaz.com](mailto:john@unitedcountryaz.com) to be approved to bid.

**Prior Sale:** The auction is subject to prior sale and 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:** The property is open for public preview and inspection on Tuesday and Thursday, November 9th and 11th from 1:00 pm to 4:00 pm. The house is also accessible via a Realtor lockbox (contact your agent).

**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 [AZLandAuction.com](http://AZLandAuction.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.

**Title Insurance + Closing Costs:** An Owner's Title Insurance policy will be provided at the Seller's expense providing the Buyer with clear title. The property will be conveyed by a Special Warranty Deed. Real estate taxes will be prorated to the day of closing. Escrow fees will be split evenly between Seller and Buyer. The Seller will pay its customary closing fees with all other fees payable by the Buyer. All transfer and HOA fees (if applicable) will be paid by the Buyer.

**Title Company:** Carol Paolo, Senior Escrow Officer at *PINNACLE TITLE & ESCROW AGENCY* will handle the escrow and closing process.

*Carol Paolo, Senior Escrow Officer  
Pinnacle Title & Escrow Agency  
180 S. Arizona Ave, Suite 200  
Chandler, AZ 85225  
480-885-0644 direct phone  
[carol.paolo@pinnacletitleaz.com](mailto:carol.paolo@pinnacletitleaz.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 [AZLandAuction.com](http://AZLandAuction.com).

Happy Bidding!

Stewart Larsen and John Payne – Arizona Real Estate Auctioneers and Brokers



**Arizona  
Property  
& Auction**



**ONLINE HOUSE AUCTION**  
**31546 W. Grant St**  
**Buckeye, AZ 85326**

**Stewart Larsen - Auctioneer | Broker | Realtor**

Designated Broker

The Larsen Company

O: 480.844.1221 | C: 480.861.2530

e: [slarsen@thelarsencompany.com](mailto:slarsen@thelarsencompany.com)

[www.TheLarsenCompany.com](http://www.TheLarsenCompany.com)

**John Payne - Auctioneer | Broker | Realtor**

AARE, CAI, CES, GRI Trained

United Country Real Estate – Arizona Property & Auction

O: 480.422.6800 | C: 602.315.4104

e: [john@UnitedCountryAZ.com](mailto:john@UnitedCountryAZ.com)

[www.UnitedCountryAZ.com](http://www.UnitedCountryAZ.com)

Bidder Initials

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