

# REAL ESTATE AUCTION

OCTOBER 31st, 2019 12:00 P.M.

**50903 W Highway 60  
Aguila, AZ 85320**

## AUCTION TERMS & CONDITIONS

- 1) CARL CUNNINGHAM/MY HOME GROUP IS REAL ESTATE BROKER FOR THE SELLER. CARL CUNNINGHAM/CUNNINGHAM PARTNERS, LLC IS AUCTIONEER FOR THE SELLER.
- 2) BIDDER ACKNOWLEDGES THAT THE BIDDER HAS CONDUCTED ALL DUE DILIGENCE PRIOR TO THE AUCTION AND IS SATISFIED WITH THE SUBJECT PROPERTY IN ITS ENTIRETY.
- 3) BIDDER ACKNOWLEDGES BIDDER IS PURCHASING THE SUBJECT PROPERTY IN "AS IS" CONDITION WITHOUT WARRANTY.
- 4) BIDDER ACKNOWLEDGES BUYER TO PAY ALL ESCROW FEES AND CLOSING COSTS. ESTIMATED CLOSING COSTS AND FEES:
- 5) PIONEER TITLE AGENCY GUARANTEES TITLE TO TRANSFER FREE AND CLEAR TO BUYER AND SHALL BE ESCROW/TITLE COMPANY. (CASH TRANSACTION/RESPA DOES NOT APPLY).
- 6) BIDDER ACKNOWLEDGES A 10% BUYER'S PREMIUM (INTERNET PREMIUM) SHALL BE ADDED TO THE HIGH BID TO ARRIVE AT THE TOTAL PURCHASE PRICE. EXAMPLE: HIGH BID IS \$200,000. 10% BUYER'S PREMIUM (INTERNET PREMIUM) IS \$20,000. TOTAL PURCHASE PRICE: \$220,000.
- 7) BIDDER ACKNOWLEDGES 10% OF THE HIGH BID IS DUE IMMEDIATELY FOLLOWING THE AUCTION AS A NON-REFUNDABLE DEPOSIT.
- 8) CLOSE OF ESCROW TO OCCUR ON OR BEFORE NOVEMBER 14<sup>th</sup>, 2019.
- 9) REGISTER TO BID ONLINE AT [WWW.ZINBID.COM](http://WWW.ZINBID.COM). LIVE AUCTION TO BE HELD SIMULTANEOUS WITH ONLINE BIDDING ON-SITE AT 50903 W HIGHWAY 60, AGUILA, AZ 85320 AT 12:00 P.M. OCTOBER 31st, 2019.

10) IN ORDER TO BID AT THE LIVE AUCTION ALL LIVE BIDDERS MUST HAVE A \$10,000 CASHIER'S CHECK (MADE OUT TO THEMSELVES). UPON BEING DECLARED SUCCESSFUL BIDDER, BIDDER WILL ENDORSE THE BACK OF THE \$10,000 CASHIER'S CHECK AND THAT CHECK SHALL BE RECEIPTED IN AS A PORTION OF THE DEPOSIT/BALANCE TO CLOSE ESCROW.

11) BALANCE OF SUCCESSFUL BID MUST BE PAID BY WIRE TRANSFER OR BY CASHIER'S CHECK ONLY.

12) BUYER'S BROKER MUST REGISTER THEIR CLIENT MINIMUM 24-HOURS PRIOR TO AUCTION TO BE CONSIDERED FOR BROKER COMPENSATION. BROKER COMPENSATION OF 3% TO BE PAID AT SUCCESSFUL CLOSE OF ESCROW. BROKER REGISTRATION AT [www.ZINBID.com](http://www.ZINBID.com).

13) OPEN HOUSE/INSPECTION: OPEN HOUSE INSPECTION WEDNESDAY, OCTOBER 30th, 2019 12PM-1PM.

14) BUYER ACKNOWLEDGES THAT ALL FURNITURE, FIXTURES, EQUIPMENT, AND REAL ESTATE CONVEY TO SUCCESSFUL BIDDER FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

ALL ANOUNCEMENTS MADE FROM THE AUCTION BLOCK TAKE PRECEDENCE OVER ANY PREVIOUSLY WRITTEN MATERIALS.

BY REGISTERING AND BIDDING I ACKNOWLEDGE I HAVE READ AND UNDERSTAND THE ABOVE AUCTION TERMS:

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BIDDER SIGNATURE

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BIDDER'S CELL

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BIDDER'S MAILING ADDRESS

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BIDDER'S E-MAIL