

- 5% Buyer's Premium will be added to the final purchase price.
- Each condo will be sold subject to minimum starting bids as listed below.
- **There are no hidden reserve prices! These homes will sell if the minimum bid is obtained at the auction.**
- The property will be sold free and clear of all liens.
- To qualify to bid buyers must have a copy of a loan pre-approval along with a \$5,000 cashiers check payable to North Meridian Title Co. (per unit) for the earnest money deposit. Buyers not financing will need a \$10,000 cashiers check payable North Meridian Title Co. (per unit) for the earnest money deposit.
- The winning bidder will be required to deliver to the auctioneer the cashier's check or certified check as earnest money deposit and execute the Purchase and Sales Agreement immediately upon acceptance of bid.
- Closing must occur within 30 days of the auction date (Tuesday, September 9, 2009). Final payment must be made by assured funds.
- Property is sold on an "AS IS" cash basis.
- The James G. Murphy Company makes no warranties expressed or implied or representations of any kind concerning the property, including but not limited to the physical condition of the property.
- It is the responsibility of the buyer to inspect the property prior to the sale and satisfy himself or herself as to its condition, value and fitness for intended purpose.
- All real and personal property is sold in "AS IS" condition with no warranties by seller or auctioneer expressed or implied. The buyer is entitled to rely solely on his or her own inspections and evaluations, and not on any representations from seller or auctioneer.

MINIMUM BIDS

<u>Suite # & Parking</u>	<u>Suite Type</u>	<u>Gross sq.ft.</u>	<u>List Price</u>	<u>MINIMUM BID</u>
101 (48)	C-2BR/2BA	1,295	\$449,000	\$249,000
102 (15)	H-1BR/1BA	796	\$325,000	\$189,000
205 (32)	ABF-2BR/2BA	939	\$430,000	\$219,000
206 (33)	A-2BR/2BA	939	\$435,000	\$229,000
207 (34)	A-2BR/2BA	939	\$435,000	\$239,000
208 (41)	A-2BR/2BA	939	\$435,000	\$249,000
209 (29)	A-2BR/2BA	939	\$435,000	\$265,000
305 (40)	ABF-2BR/2BA	939	\$463,000	\$278,000
306 (39)	A-2BR/2BA	939	\$463,000	\$278,000
307 (38)	A-2BR/2BA	939	\$465,000	\$278,000
308(5)	A-2BR/2BA	939	\$472,000	\$285,000
309 (6)	A-2BR/2BA	939	\$472,000	\$285,000
406 (1)	A-2BR/2BA	939	\$489,000	\$289,000
401 (54)	C-2BR/2BA	1,295	\$599,950	\$359,000
402 (49)	F-2BR/2BA	1,015	\$549,000	\$329,000

Open House –

3pm-7pm on July 5th, 11th, 12th, 25th, 26th, and August 1st & 2nd or by appointment.

BROKER PARTICIPATION

A 1-1/2% commission will be paid by the James G Murphy Co., the auctioneer, to the licensed broker whose prospect pays for and settles the property in this auction. To qualify for the commission, the licensed broker or salesperson must register his/her client on a broker participation form and must attend the auction with his/her prospect. A broker participation form can be obtained from the James G. Murphy Co. by calling 800-426-3008. Registration forms must be received by 5pm, Friday August 7th