



AUCTION TERMS

WESTPORT BY THE SEA CONDOS

AUCTION: 2pm OCTOBER 2, 2010

IN THE RESORT CLUBHOUSE

- 10% Buyer's Premium will be added to the final purchase price.
- Each condo will be sold subject to a minimum starting bid of \$90,000.
- **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 by court order.
- To qualify to bid buyers must have a \$6000 cashiers check payable to Coast Title Co. (per unit) along with proof of ability to close.
- The winning bidder will be required to deliver the cashier's check as the earnest money deposit and execute the Purchase and Sales Agreement immediately upon acceptance of bid.
- Property is sold with **NO CONTINGENCIES** of any kind.
- Cash purchasers must close within 2 weeks of the auction date (Monday, October 18, 2010).
- All others must close within 30 days of the auction date (Monday, November 1, 2010).
- 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.

BROKER PARTICIPATION

A 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 October 1st.



WESTPORT BY THE SEA CONDOS

HOME OWNERS ASSOCIATION DUES*

BLDG#	UNIT#	HOA DUES
10	1014	\$447.97
10	1015	\$445.65
10	1017	\$447.51
10	1025	\$446.12
10	1024	\$449.36
10	1027	\$449.36
12	1216	\$447.51
12	1219	\$463.74
12	1224	\$448.90
12	1225	\$446.12
12	1226	\$447.97
12	1227	\$449.36
12	1237	\$445.19

*INCLUDES BASE HOA (AVERAGE \$334/UNIT PLUS \$115 FOR WATER, SEWER GARBAGE)