

THE LARSEN COMPANY

REAL ESTATE AND AUCTION

HOW DOES THE AUCTION WORK?

Welcome to the world of Real Estate Auctions! We are auction professionals specializing in the marketing and sale of Real Property.

The auction format is completely transparent and efficient for all parties. It allows the seller to set the date for their sale and **everyone is bidding based on the same contract, terms and conditions**. All inspections are done prior to the auction and there are no contingencies for inspection thereafter. The only thing to be determined on auction day is the buyer and the price.

Auction sales are not contingent upon financing. That does not mean you cannot finance a property you bought at auction. It does mean you must make sure you can close on your purchase as all earnest money from an accepted auction purchase contract is non-refundable.

The general terms for this auction for the property located at:

19632 E. Monterey Dr. Fountain Hills, Az 85268
are **5% down and balance due in 30 days**. In order to bid, the buyer must register online and sign an auction disclosure statement that they fully understand and will abide by the auction terms and conditions. **A 10% Buyer's Premium** will be added to the high bid to determine the purchase price.

The successful high bidder will sign the contract and deposit a cashier's check or wire transfer to escrow with Pinnacle Title, Carol Paolo, Friday, April 29, 2022 by 4:00 pm Arizona time. The **earnest money deposit shall be a full 5% of the purchase price**. All earnest money is non-refundable.

The bidding is conducted online at www.AzEstateBid.com . This is where the buyer will register to bid and find other documents and information pertinent to the sale.

The property is being sold **"as is"** with no warranties expressed or implied. The seller will fill out and sign a Seller Disclosure form available with the other information provided.

We invite you to take a look at the property and determine if it's right for you. If so, get registered to bid and make sure we answer all your questions prior to the auction. Be ready on auction day and bid to your price. **Good Luck!**

"We Make Cash Flow"