

This property will be sold As Is, Without Contingencies and Subject to a Published Reserve Price. Please read all of the information below and make sure you understand it before bidding.

I. THE AUCTION PROCESS

Our 4-step auctions are very different from ‘courthouse steps’ auctions.

Step 1: Conduct Due Diligence Research. You are strongly encouraged to inspect the property. You are also encouraged to contact the City of Seattle with any questions you may have specific to the property, i.e. zoning questions or permitted uses. Finally, you are encouraged to review all sale documents with a real estate attorney before bidding.

Step 2: Arrange Financing. Bidders at our auctions typically use some form of financing to close on their purchase. Please remember that you must arrange all financing before the auction and you must be able to access funds at closing, 30 days after the auction.

Step 3: Attend the Auction. The live auction will establish the price for the property through competitive bidding. **Cash is not needed on auction day.** The winning bidder submits a \$15,000 cashiers check as a non-refundable earnest money deposit and signs the sale documents.

Step 4: Proceed to Closing. The winning bidder has 30 days to close. Closing will take place at the Seattle office of First American Title and Escrow. The buyer can sign escrow documents at their nearest First American office.

II. AUCTION TERMS AND CONDITIONS

Quick Close Incentive added January 6th, 2012

As Is: The buyer will be purchasing the property As Is. Seller makes no warranties, express or implied regarding the property or its related improvements. Bidders are strongly encouraged to conduct their due diligence and inspections before auction day.

Without Contingencies: The buyer will be purchasing the property without contingencies of any kind, including but not limited to financing or inspection.

Selling Free and Clear: The property will be sold free and clear of all liens and back taxes.

Subject to Published Reserve Price: The reserve price for the property is \$330,000. The property is guaranteed to sell to the highest bidder if bidding exceeds the reserve

price. If bidding does not exceed the reserve price, the seller may elect to accept or reject the high bid.

Closing Deadline: Closing must happen within 30 days of the auction. If for any reason the buyer fails to close within 30 days, they will lose their earnest money deposit. The auction company may, at their sole discretion, extend the closing deadline.

Quick Close Incentive (Added January 6th, 2012)

The seller has agreed to offer a \$5,000 Quick Close Incentive if the buyer chooses to close within five days of the auction. This incentive is entirely optional and the buyer is not required to close within five days.

Buyers Premium: A 2 % buyers premium will be added to the winning bid amount to calculate the total purchase price for the property. For example, if the winning bid is \$350,000, the total purchase price will be \$350,000 + 2 %, or \$357,000. Please keep the buyers premium in mind as you bid.

Inspect properties and/or attend the auction only at your own risk: Northwest Auction Group, LLC, Realty Brokers Inc. (Broker), Seller and their agents and employees expressly disclaim any “invitee” relationship and shall not be liable to any person for damages to their person or property while in, on or about the property, nor shall they be liable for hidden defects, dangers or conditions. All persons shall be on the premises at their own risk and shall defend, indemnify and hold harmless Broker, Seller, Auction Company and their agents and employees from any and all liability attendant thereto.

Agency Disclosure: Realty Brokers Inc. and Northwest Auction Group, LLC represent the seller only and do not inspect properties or represent the buyer in any way.

Seller Disclosure Statement: This is an estate sale and is exempt from seller disclosure statement requirements.

Accuracy: The information on this web site is provided as a courtesy to potential bidders and is not guaranteed to be accurate. Each bidder must independently verify all information before bidding.

Title Insurance: Seller will provide a commitment letter for a title insurance policy. If the winning bidder wishes to purchase title insurance for the property, they must pay the cost.

Each bid is binding. Once the auctioneer accepts a bid, a contract is established and that bidder may not withdraw the bid.

Day of Sale Announcements: Any announcements on auction day take precedence over previously distributed information and materials. Any decisions by the Auctioneer are final.

Weather Delays: In the case of forecasted or actual ice or snow on auction day, please consult www.NWAuctions.com for postponement announcements.

III. AUCTION SPECIFICS

Auction Date and Time: Wednesday, February 1st at Noon. Registration begins at 11AM. You or your representative must be present to bid. If you are sending a representative to bid on your behalf, call Northwest Auctions for instructions at (888)222-1882. We do not offer internet or telephone bidding.

Auction Location: Rainier Community Center
4600 38th Avenue South
Seattle, WA 98118
(206) 386-1919

Directions: From Rainier Avenue, turn east on S. Alaska Street (at the north end of the Columbia City neighborhood). Follow Alaska for one block, then turn left on 38th. The Community Center is on the right.

Parking: Off-street parking is available at the Community Center.

Spectators: Spectators are welcome to attend the auction as space permits.

Items to Bring on Auction Day:

- 1) A current drivers license.
- 2) Proof of signing authority if you are purchasing for an LLC.
- 3) A \$15,000 cashiers check made out to First American Title and Escrow. **Cash and personal checks will not be accepted at the auction.** You will only receive a bidders number if you are in possession of a cashiers check; in fairness to all bidders there will be no exceptions.

IV. CLOSING COSTS

Buyers Closing Costs:

- 50% of escrow fees
- 100% of title insurance costs if buyer or lender requires title insurance
- 100% of financing costs, if any

Sellers Closing Costs:

- 50% of escrow fees
- Real Estate Excise Tax

V. A NOTE ABOUT BID RIGGING

Some bidders at auctions are understandably concerned about the possibility of bid rigging where a “shill” or “plant” places bids they have no intention of honoring, in an attempt to artificially drive up the price or to discourage other bidders. Please know that

bid rigging in any form is a felony, punishable by a fine of up to \$350,000 plus up to three years in prison for each participant. Northwest Auctions uses a variety of safeguards to protect our bidders and ourselves against bid rigging and we will cooperate fully with any local or federal prosecution efforts.