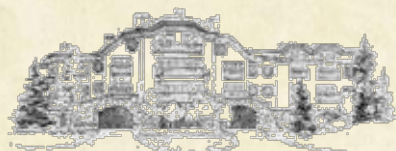


Terms and Conditions

- 1. THE EVENT:** all properties will be offered for public auction on Saturday July 25, 2009 at each property address. Any property may be sold prior to the Auction Date, if an acceptable offer is received by the Seller. The time and location of the live auction is subject to change, please check the website for updates. If a buyer, being the only successful bidder upon the conclusion of the Auction, on auction day of July 25, 2009, submits a purchase price reflecting the minimum amount, **Seller must sell** the property for that price.
- 2. VIEWING DATES:** the property is available for inspection between now and the time of the Auction. Please call (970)477-5306 to schedule an appointment or come to the OPEN HOUSE every Wednesday and Saturday from 2:00 to 5:00 PM until Auction Day or earlier if an offer is received & accepted by the seller.
- 3. HOME INSPECTION:** it is recommended that you have your own personal Home Inspector do a report prior to the Auction date. This is at the Buyers expense.
- 4. TITLE REPORT:** will be available as a preliminary for all qualified bidders. Actual title is part of the escrow process and is effective upon the date of escrow closing.
- 5. HOW TO REGISTER:** the auction is open to Qualified/Preapproved bidders only. To register call **Sonnenalp Real Estate 970-477-5306** or auctionsvail@sonnenalprealestate.com or **Hansen Auctions & Realty 949-661-8020** for further information. To obtain a bid, all Qualified/Preapproved bidders must present a cashier's check in the amount of \$100,000 made payable to themselves which applies to the purchase price.
- 6. EXECUTION OF ESCROW INSTRUCTIONS:** the successful bidder of this property must go to the signing table to present the cashier's check of \$100,000. To open escrow, this check will then be endorsed to Escrow as a non-refundable Auction Option Fee and applied to the purchase price; escrow to close within 30 days.
- 7. FINANCING:** to receive a Bid Number all bidders must be Prequalified by a Seller or Listing Broker endorsed lender or our designated, nationally recognized lender; Phyllis Daino of Bank of America (m: 970-376-1500 or email: phyllisdaino@bankofamerica.com). All financing arrangements are the sole responsibility of the buyer. Acquiring financing shall not be a contingency of the Purchase.
- 8. CLOSING:** closing must occur within 30 days or the non-refundable Auction Option Fee will be forfeited as liquidated damages; the sums received shall be divided between Sonnenalp Real Estate and the Seller, Time may be extended if required with Seller approval.
- 9. AUCTION DAY ANNOUNCEMENTS:** all announcements made by the Auctioneer on Auction day will take precedence over all previous oral assertions and printed materials. Auction conduct and bidding increments are solely at the discretion of the Auctioneer.
- 10. BROKER PARTICIPATION:** the Seller will pay a broker commission equal to 2.5% of the final bid price to the Licensed Real Estate Broker/agent whose prospect successfully pays and closes on the property. To qualify for a commission, the Licensed Real Estate Broker or Salesperson must first register their prospect with Sonnenalp Real Estate or Hansen Auctions & Realty who is conducting the sale. In addition, the Broker and Salesperson must attend with and register their prospect at the auction. Brokers acting as principals are excluded unless they identify themselves in advance as principals.



Sonnenalp Real Estate
World Class Properties

Register on line at
[www. AuctionsVail.com](http://www.AuctionsVail.com)
Or call for more information
(970)477-5306

