

BY ORDER OF PERSONAL REPRESENTATIVE

FIRST CLASS
US POSTAGE
PAID
STUART, FL
Permit # 71

Absolute Auction
The Meadows
at Martin Downs
2607 SW GREENWICH WAY
PALM CITY, FLORIDA
Thursday ★ July 15th ★ 5pm

TERMS AND CONDITIONS

1. **BIDDER REGISTRATION.** The auction is open to the public and your attendance is welcomed. To register for the property, you must display a cashier's check in the amount of \$5,000.00 to bid. Upon being declared the top bidder, the cashier's check will be applied as a partial deposit and the deposit must be increased to ten percent 10% of the total contract price of the property due immediately upon signing of contract in the form of a personal check. All cashier's checks must be made payable to yourself. Please come prepared to participate in the auction.

2. **PROPERTY INSPECTIONS:** All bidders are encouraged to personally inspect the real estate being offered. The property will be sold in "AS-IS" condition. The buyer will be responsible for all closing costs including, but not limited to documentary stamps, title insurance and all other closing costs. Real estate taxes for 2010 shall be the responsibility of the buyer. No representation is made with respect to suitability for any intended purpose or use. Please inspect the property and records prior to making any bids.

3. **CONTRACT, DEPOSIT, PAYMENT:** Bids may not be retracted once accepted by the auctioneer. All deposits shall be paid on the day of sale.

The successful bidder agrees to sign the purchase contract immediately following the auction.

The purchase contract is available for inspection and review. The terms are not negotiable upon being declared the winning bidder.

4. **FORM OF AUCTION:** Please be advised that the auctioneer shall offer the property sold to the highest bidder regardless of price. Neither the seller nor his representatives are allowed to bid.

5. **BROKER PARTICIPATION INVITED.** Any licensed real estate broker is eligible to earn commission up to twenty percent (20%) of the net commission. Please contact the auction company for details.

a) The prospect must be registered in writing with Elliot Paul & Company and countersigned by the broker/salesperson. The registration must be received 24 hours prior to the auction by U.S. Postal Service or Facsimile (772) 219-8206.

b) The Broker/Salesperson **MUST** attend the auction with their prospect and register at the auction site.

c) Broker/Salesperson acting as principals are excluded from receiving commissions.

d) Broker/Salesperson must be procuring cause.
e) Commission will be paid at the successful closing of each transaction

6. **CONDUCT OF AUCTION:** The method and order of sale shall be at the sole discretion of the auctioneer. The auctioneer may change or modify the Terms and Conditions of this auction by announcement at the podium. Any such announcement shall take precedence over printed material or oral statements made.

Bids will be accepted only from bidders that have duly registered in accordance with the terms and conditions of sale. Bidders arriving at the auction site without the required deposit will not be permitted to participate in the auction. The auctioneer's decisions relative to bidding increments, order of sale and any disputes between bidders will be final. The auctioneer shall have the right to cancel or withdraw the property at its sole discretion.

7. **BUYERS PREMIUM:** A ten percent (10%) buyers premium will be added to the high bid made and taken and included in the total contract price.

8. **CLOSING:** The purchase contract provides for payment of the balance of the total purchase price be made no later than thirty (30) days from the auction date. **TIME IS OF THE ESSENCE.**

9. **REAL ESTATE AGENCY DISCLOSURE:** As required by Florida Statute 475, which regulates the sale of real estate in Florida, Elliot Paul & Company represents the seller in this transaction.

10. **MISCELLANEOUS:** Please be advised that this auction will be audio recorded to provide a permanent record of this auction event.

11. **AUCTION BROCHURE:** All information contained in the auction brochure, newspaper advertising, bidder information or supplied either in writing or verbally by staff members was derived from sources believed to be reliable, but not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property and records.

12. **PREVIEWS:** Bidders are encouraged to preview the property. Please call for dates and times.

13. **BIDDER INFORMATION:** Due diligence and additional information is available to bidders upon request. Please contact the auction company.

**Elliot
Paul &
Company**

4209 SW High Meadows Ave.
Palm City, Florida 34990
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www.elliotpaul.com

Only at...

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2607 SW Greenwich Way, Palm City, Florida

Directions: From the Turnpike take Exit 133 toward FL-714/Stuart. Exit and continue straight on SW Martin Downs Boulevard for 1.4 miles. Turn left at SW Waterfall Boulevard and proceed to guard house. Pass through security and continue 2 tenths of a mile to SW Greenwich Way. Turn right then make another immediate right onto SW Greenwich Way and proceed to auction site.

THE MEADOWS at MARTIN DOWNS



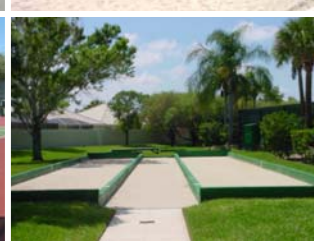
- ★ 3 Bedrooms / 2 Baths
- ★ 1,952± Square Feet of Living Space
- ★ Large Eat-In Kitchen with Lots of Cabinets
- ★ Spacious Living, Family and Dining Rooms
- ★ Screened-In Back Porch that Overlooks Lake and Golf Course
- ★ Fenced-In Backyard
- ★ GREAT Palm City Location Close to: A Rated Schools, Shopping, Restaurant, Banking, I-95 and Turnpike!

CARE FREE LIVING AT IT'S BEST!



COMMUNITY AMENITIES:

- 24 HOUR SECURITY
- COMMUNITY POOL
- CLUBHOUSE
- TENNIS COURTS
- PLAYGROUND
- BOCCE COURTS
- LANDSCAPING
- LAWN MAINTENANCE



SELLING TO THE HIGHEST BIDDER...REGARDLESS OF PRICE!!

Elliot Paul & Company

772-219-8448

Bid Online at www.elliotpaul.com

Licensed Real Estate Brokers and Auctioneers, Palm City, FL AU1582AB1589