

Essential Auction Information

:: Auction Terms & Conditions ::

876 Armada Terrace, San Diego, CA 92106

LIVE AUCTION - July 27 @ 1PM

DIRECTIONS: From Interstate 5: Exit Rosecrans and follow all the way to the end, approximately 3.3 miles. Turn right on Talbot, first left on Armada Terrace.

REAL ESTATE DEPOSIT REQUIREMENTS: A CASHIER'S CHECK ONLY DEPOSIT PAYABLE TO YOURSELF WILL BE REQUIRED ON THE DAY OF AUCTION TO REGISTER AND BID ON 876 ARMADA TERRACE IN THE AMOUNT OF \$100,000.

An additional deposit in the form of a personal check to bring the total deposit to equal 10% of the Total Contract Price must be made the day of the auction. NO EXCEPTIONS PLEASE.

PROXIBID.COM (ABSENTEE BIDDERS)

Bidders that are not able to attend the auction can log on to www.proxibid.com and register to bid on this property. Please contact SURE Auction Team at 858-755-6070 for details and requirements of absentee bidding via ProxiBid.

REAL ESTATE CLOSING: Balance of the purchase price is due at closing which shall be on or before 30 days after the auction date.

REAL ESTATE CONDITIONS: A 10% Buyer's Premium will be added to the final bid and included in the contract price. The property will be sold in "AS-IS" condition. All information in this brochure, and otherwise disseminated, was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. **Buyers shall rely entirely on their own information, judgment and inspection of the property and records. The Buyer is to verify all information prior to the auction.** All announcements made from the Auction block will take precedence over any previously printed material or any other statements made. The Auctioneer & Broker represents the Seller in this Real Estate transaction. The Seller shall provide a copy of prior Title Insurance Policy or a Title Insurance Commitment. Seller will deliver property at closing 'free and clear of liens and encumbrances'. Buyer will pay all closing costs. Seller to choose all services including title and escrow.

BROKER PARTICIPATION: Broker Registration is required in ADVANCE for any broker or agent representing a bidder at auction. Log on to www.PointLomaAuction.com to download the Broker Participation Form or call 858-755-6070 to request a form. Fax the completed form back to Stephen Uhlir, Broker at 858-777-3610 at least 48 hours prior to the auction.

PROPERTY PREVIEW DATES

- Open previews will be conducted from 1pm - 3pm EVERY SATURDAY & SUNDAY PRIOR TO THE AUCTION DATE.
- Open previews will also be conducted on THURSDAY from 10am - 1pm on July 11 & 18.
- You may also contact SURE Real Estate at 858-755-6070 to arrange a private preview (*buyer pre-qualification is required*).

AUCTION DATE

The auction will be conducted on July 27 at 1PM, please arrive early for registration.

AUCTION LOCATION

The auction will be held onsite at 876 Armada Terrace, San Diego, CA 92106.

FOR A COMPLETE LIST OF INFORMATION & DISCLOSURES LOG ON TO www.PointLomaAuction.com



SURE Real Estate
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