

Partial Terms for the Auction on March 2, 2016 @ 6:30 p.m.

2911 Jefferson Davis Hwy., Richmond, VA 23234
(Tax ID S0080525001 – City of Richmond)

Partial Terms of Sale: **A 10% Buyer's Premium** will be added to the high bid at the auction to determine the final contract sales price. **A \$25,000 non-refundable deposit** is required at the conclusion of the auction payable to River City Auction and Realty in the form of cash, cashier's check, or a personal check with proper identification with the balance due at closing.

The closing will take place on or before Friday, April 1, 2016 unless specified otherwise or as soon thereafter as necessary to correct any defects in title. If you are not prepared to make the required deposit and close within the timeframe stated, please do not bid. All properties are sold "As Is - Where Is - With All Faults" without any warranties or representations neither expressed nor implied. This is an "ALL CASH" transaction, financing is not a contingency of the sale. Title will convey by General Warranty Deed. The property is being to the highest bidder at or above a bid of \$160,000.00 (Minimum Bid – Reserve). The Auctioneer reserves the right to bid on behalf of the Seller up until the reserve price is achieved. A broker participation fee of up to 3% of the high bid will be paid to a licensed real estate agent who pre-registers their buyer with River City Auction and Realty at least 24-hours prior to the auction, attends the auction with the buyer, and accompanies the winning bidder through the contract signing and closing process. A Broker Participation Form may be downloaded from our website at www.UCRiverCity.com or under DOCUMENTS at www.TrailerParkAuction.com. NOTE: The Broker Participation Compensation for any Pre-Auction Offers is 1% of the contract price. The auctioneer is an agent for the Seller. Announcements made the day of sale take precedence over any printed material or other oral statements made. All information contained herein is believed to be correct, but is not guaranteed. All purchasers must independently investigate and confirm any information or assumption on which any bid is based. In the event that the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit as a measure of liquidated damages. This provision shall in no way affect the right of Seller and Auctioneer to rely upon and to exercise any other legal remedies or recourse available to them, including without limitation seeking specific performance or monetary damages, in the event the closing contemplated herein does not occur due to default by Purchaser. Purchaser further agrees to pay all attorney fees, court costs and other costs of collection/enforcement incurred by Auctioneer and Seller due to a default by Purchaser. The auction is subject to cancellation, additions, deletions, or postponement. The real estate taxes will be pro-rated to the date of closing. For more information, please contact Ernie Rogers at 804-327-9090 or by e-mail at ernie@UCRiverCity.com VAAF 0879. This auction is being held in cooperation with Counts Realty & Auction Group, VAAF 0093. A bidder information package may be downloaded at www.UCRiverCity.com or at www.CountsAuction.com.