

## CONDITIONS OF OFFERING #1408

### REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Oregon Office:  
522 SW Fifth Avenue, Suite 725  
Portland, Oregon 97204

Phones (during regular business hours - 8:30 a.m. to 5:00 p.m. Pacific Time)

Portland Metro Area: 503-228-3248  
Toll-Free: 800-845-3524  
FAX: 503-242-1814  
Email: info@rmnw-auctions.com

### SUPPLEMENTAL INFORMATION PACKAGE

Additional detailed information is available on this property. Please contact the Auction Information Office at 800-845-3524 or info@rmnw-auctions.com for a link to the Drop Box.

### BIDS DUE:

Bids must be received no later than 5:00 p.m. Tuesday, August 12, 2014, and include an earnest money deposit of no less than five percent (5%) of the purchase price, as well as an indication of Buyer's ability to close "as is, all cash", by September 24, 2014.

Seller will respond to all offers no later than August 15, 2014 and has the option to accept, reject or request a "best and final" offer from one or more parties.

### COOPERATING BROKERS

Broker cooperation is invited. A commission of 2% will be paid to the real estate agent whose Buyer closes on the purchase of the Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commissions will be paid upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller, or Realty Marketing/Northwest, concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

## CLOSING AND COSTS

Transactions must close no later than September 24, 2014, unless extended by the Seller, in writing. The property(s) will be conveyed free and clear of liens by virtue of a Bargain and Sale Deed. The Seller shall provide a Standard Form of Title Policy and escrow fees will be split equally.

### ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based on failure of the property to correspond to any particular expectation or standard, other than the Preliminary Title Report.

(B) Title insurance is available for each property, ensuring the title of such property to be in fee simple, subject to no encumbrances except current taxes and assessments, easements, rights of way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to submitting an Offer.

(C) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully, and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(D) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plans or made applications to any public agency.

(E) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest and Pacific Real Estate Investors, LLC, represents the Seller in these transactions.

(F) Offer void where prohibited. Catalog will not be mailed to residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(G) The information contained here has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained here.

### NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact John Rosenthal, President at 800-845-3524 or 503-228-3248.