

### **Disclaimers 1**

- Properties are sold in 'as is' condition without warranties. Buyer acknowledges that the condition of the property is unknown; may include, without limitation, defects, possible health and safety hazards, or debris; and could be located in a Special Flood Hazard Area as established by the Federal Emergency Management Agency. Any contingencies are at the sole discretion of the seller and will be outlined on the Hubzu property details page.
- Cash Purchase Only. Conventional financing is not available; financing contingency not offered.
- An Earnest Money Deposit of 5.0% of total purchase price or \$3,000 (whichever is greater) is required.
- To bid on this Property during the first thirty (30) days of the listing, you must be an Owner-Occupant Buyer, a HUD-approved Nonprofit (as identified on the list provided by the Department of Housing and Urban Development), or a Governmental Entity as those terms are defined by the Federal Housing Administration.
- Physical access to the property will not be provided to conduct inspections prior to purchase except to eligible buyers during the first 30 days of the listing where the property is vacant and only after the buyer executes a Purchase and Sale Agreement and submits the earnest money deposit. Buyer assumes all risk.
- Any attempts to access the property or disturbance of the occupant may be considered trespassing.
- Buyer assumes all responsibility and liability for any occupancy, and assumes all responsibility, liability and cost of taking possession.
- Property may be subject to leasehold interests or other rights or claims of various tenants or other occupants, and the Buyer may be subject to limitations imposed by applicable laws, rules and regulations including, but not limited to, the United States Service Members Civil Relief Act.
- Buyer will be responsible for paying all closing costs.
- All bids or offers must be submitted through Hubzu.com. Bids sent via email and fax will not be considered.
- There is no Buyer's Premium or Technology Fee for this property. Seller has elected to pay the auction fees.