

Disclaimers 2

- (1) Only Owner-Occupant buyers, HUD-approved Nonprofit (as identified on the list provided by HUD, or a Governmental Entity as those terms are defined by the FHA may bid on this Property in the first 30 days of listing; all may bid after 30 days.
- (2) All bids/offers must be submitted through Hubzu.com. Bids sent via email/fax will not be considered;
- (3) There is no Buyer's Premium or Technology Fee for this property. Seller to pay the auction fees;
- (4) Properties are sold in 'as is' condition w/o 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;
- (5) Cash Purchase Only. Conventional financing not available; financing contingency not offered;
- (6) See Hubzu for earnest money requirement
- (7) Physical access 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 earnest money. Buyer assumes all risk.;
- (8) Any attempts to access the property or disturbance of the occupant may be considered trespassing;
- (9) Buyer assumes all responsibility and liability for any occupancy, and assumes all responsibility, liability and cost of taking possession;
- (10) Buyer will be responsible for paying all closing costs;
- (11) 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.
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