

## TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY

**The Public Will Determine the price of this Jupiter, Florida DEEP BLUE WATERFRONT home on Wednesday February 28<sup>th</sup>, 2018 2:00 PM EST at an open cry auction sale.**

Property: 3217 Cove Road, Jupiter, Florida, 33469

Palm Beach County Parcel ID #: 00-43-40-30-05-000-0850

Legal Description: WATERWAY VILLAGE UNREC LOT 85 & TH PT OF CNL R/W AS IN  
OR1740P476

1. This corporately owned, magnificent and elegant waterfront home will sell at an open cry public auction on ***Wednesday February 28<sup>th</sup>, 2018 2:00 PM EST at the property.*** This sale is being conducted for corporate restructuring and reinvestment purposes. **The MINIMUM bid and MODEST reserve is \$2,650,000. THERE IS NO BUYER'S PREMIUM ADDED TO THE FINAL SALES PRICE OF THIS AUCTION.**
2. The Seller has engaged the consulting/marketing services of Public Pricing®, LLC to provide marketing and advertising for this Property. The Property is listed with DeFalco Real Estate Group, an authorized agent of the Public Pricing® sales system.
3. The terms of sale for this Public Pricing® opportunity are:
  - A. In order to bid on this Property, you must register as a Qualified Bidder. Fill out the bidder registration form and follow the instructions on the form. No one will be allowed to bid who has not been approved as a Qualified Bidder prior to the open cry auction. **ONLY REGISTERED QUALIFIED BIDDERS (and their guests) MAY ATTEND THE ACTUAL AUCTION ON FEBRUARY 28<sup>th</sup>**
  - B. The auction sales contract is posted on the web site or available by fax or email. The contract form is nonnegotiable. If there are any changes or additions desired it must be negotiated and done as an addendum prior to the auction sale.
  - C. The total deposit due will be 10% of the contract sales price less the deposit already paid with your registration. (See Bidder Registration Form.) The total 10% deposit is due upon you being declared the successful and highest Qualified Bidder the day of the auction.
  - D. The contract closing must be on or before 30 calendar days from the day of execution of the sales contract.
  - E. It is agreed these terms will become an addendum to the contract of sale; time is of the essence of the contract, and of these terms. If the buyer does not perform their obligations as a registered bidder and/or buyer the paid deposits and deposits to be paid will be forfeited as liquidated damages. Time is of the essence. No exceptions.
  - F. The Seller reserves the right to sell this home prior to the open cry auction and cancel the auction sale.

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Place Initials Here

Public Pricing® LLC. 561-922-7424

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Fred DeFalco – Broker - Auctioneer: #AB1446 / #AU1986 / Broker: #BK3003661

Office: 561-391-4141 | Fax: 561-391-4141 | Email: [fred@defalco.com](mailto:fred@defalco.com)

4. Public Pricing® LLC and DeFalco Real Estate Group are not the agent of the Seller or prospective new owners. The broker/auctioneer is related to the Seller. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless Public Pricing® LLC, DeFalco Real Estate Group, and all parties related to this transaction. Purchasing real estate is a legal transaction, if not fully understood, buyer should seek legal counsel.
5. The Property is being sold as-is. Qualified Bidders may conduct their own due diligence, or any inspections desired prior to BIDDING. Any and all cost of due diligence or inspections will be the sole responsibility of the Qualified Bidder/Buyer.
6. These terms and conditions may be changed or modified at any time by being published on [www.publicpricing.com](http://www.publicpricing.com) and [www.defalco.com](http://www.defalco.com) Information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner's satisfaction.
7. Property Preview and the inspection dates available: **YOU MUST FILL OUT THE PREVIEW REGISTRATION FORM TO ATTEND ANY OF THESE PREVIEWS!!!**

1) Sun 1/21: 1-3 PM 2) Thurs 1/25: 4-6 PM 3) Sat 1/27: 1-3 PM 4) Sun 1/28: 1-3 PM

5) Thurs 2/1: 4-6 PM 6) Sat 2/3: 1-3 PM 7) Sun 2/4: 1-3 PM 8) Thurs 2/8: 4-6 PM

9) Sat 2/10: 1-3 PM 10) Sun 2/11: 1-3 PM 11) Wed 2/14: Special Event/Invitation Only

12) Thurs 2/15: 4-6 PM 13) Sat 2/17: 1-3 PM 14) Sun 2/18: 1-3 PM 15) Thurs 2/22: 4-6 PM

16) Sat 2/24: 1-3 PM 17) Sun 2/25: 1-3 PM

**AUCTION DAY:** Wednesday February 28<sup>TH</sup>, 2018 at 2:00 PM EST **at the Property.** Registration will begin at 1:00 PM. **ONLY REGISTERED BIDDERS (and their guests) MAY ATTEND THE ACTUAL AUCTION.**

By signing these terms and conditions you are agreeing that you have read them and fully understand the terms and conditions. If there is not a total understanding of these terms do not sign this until you call and get clarification from the broker/auctioneer and/or seek legal counsel.

All questions should be sent to Fred DeFalco, [fred@defalco.com](mailto:fred@defalco.com) or call at 561-391-4141.

Bidder Signature:

Sign Here: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Public Pricing® LLC. (561) 922-7424

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