



BIDDER INFORMATION

for Real Estate located at

115 Wild Oak Run, Anderson, SC 29625

Live, Onsite Auction: Wednesday, August 6th, 2014 at 4:00 PM

Preview Dates:

- **Sunday, August 3rd from 2-4 PM**
- **1 Hr Prior to Auction**

Chris Pracht, Auctioneer – SCAL 156
Sunil Varghese, BIC
(864) 525-7449

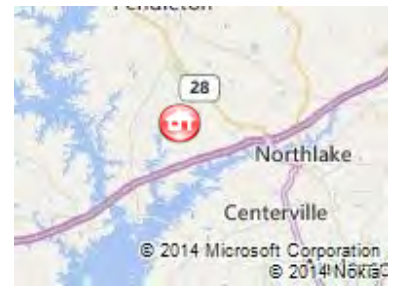
104 Middleton Way - Greer, South Carolina - 29650
(Phone) 864-801-9468 – (Fax) 864-801-9905
www.whamauctions.com
SCAF 3988

Directions: From Centerville Rd turn right onto Old Denver School Road, then right onto Wild Oak Run and home will be on the left

ALL FIELDS DETAIL



MLS #	20155933	Bedrooms	Three
Class	RESIDENTIAL	Full Baths	Two
Type	Single Family	Half Baths	None
Area	101-Anderson County ,SC	Garage Capacity	Three
Asking Price	\$159,500	Garage Type	Attached Garage
Address	115 WILD OAK RUN	Lake Front	No
Address 2		SF Range	1500-1749
City	Anderson	# of Stories	One
State	SC	Age Range	11-20 Years
Sale/Rent	For Sale	Lake	None
Zip	29625		
Status	ACTIVE		
IDX Include	Yes		



GENERAL

Interior Lot Features		VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	County	Anderson
Inside City Limits	No	Acreage Range	.50 to .99
Listing Agent 1	Sunil Varghese	Listing Company 1	Wham AARE, LLC - Office: (864) 801-9468
Listing Agent 2		Listing Office 2	
Variable Rate Comm Y/N	No	Buyer Agent Comm	3%
Sub Agent Comm	0%	TMS#	0660801009
Approximate Year Built	2000	Builder Name	
Appt Phone	(864) 467-0000	Type Listing	Exclusive Right
Elementary School	MOUNT LEBANON	Middle School	RIVERSIDE MIDDL
High School	PENDLETON HIGH	Lot #	8
List Team		Number of Acres	0.720
Water Frontage (Ft)		Inside Subdivision	Yes
Subdivision	WILDWOOD POINT	Developer1stRight Refusal	Unknown
Horses Allowed		Auction	Yes
Approx Total SF		Basement Finished SqFt	
Basement Unfinished SqFt		Owner Of Record	
# Bedrooms on Main Level	3	# FullBaths on Main Level	2
Living Room Y/N		Living Room Size	
Dining Room Y/N		Dining Room Size	
Bonus Room Y/N		Bonus Room Size	
Master Bedroom Y/N		Master Bedroom Size	
Bedroom 2 Y/N		Bedroom 2 Size	
Bedroom 3 Y/N		Bedroom 3 Size	
Bedroom 4 Y/N		Bedroom 4 Size	
Bedroom 5 Y/N		Bedroom 5 Size	
Other Room 1 Y/N		Other Room 1 Size	
Other Room 2 Y/N		Other Room 2 Size	
Off Market Date		Associated Document Count	1
Agent Hit Count	50	Client Hit Count	10
Search By Map		Tax ID	
Update Date	7/23/2014	Status Date	7/11/2014
HotSheet Date	7/23/2014	Price Date	7/23/2014
Input Date	7/11/2014 6:59 AM	Days On Market	14
# of Bedrooms in Basement		# of Baths in Basement	
Approx Sold Unf Bsmt SqFt		Appraiser Name	
Picture	36		

FEATURES

STYLE Ranch	INTERIOR FEATURES Ceiling Fan Electric Garage Door Smoke Detector Gas Logs Cable TV Available	SPECIALTY ROOMS Breakfast Area Workshop Formal Living Room Laundry Room	ON REALTOR.COM Yes
EXTERIOR FINISH Vinyl Siding	FOUNDATION Crawl Space	MASTER SUITE FEATURES Master on Main Level Double Sink Shower - Separate	DOCUMENTS ON FILE Square Footage Sketch
ROOF Architectural Shingles	FLOORS		SHOWING INSTRUCTIONS Electronic Lockbox Appointment Only Appointment Center
			SHORT SALE

FEATURES

Carpet	Countertops-Laminate	Tub - Jetted	No
Vinyl	Walk-In Shower	Walk-In Closet	BANK OWNED
HEATING SYSTEM TYPE	Alarm System-Owned	STORAGE SPACE	No
Natural Gas	Blinds	Garage	ADD DOCS REQUIRED W/OFFER
COOLING SYSTEM TYPE	Some Window Trtmnts Stay	Outbuildings	Yes
Central Forced	Connection - Dishwasher	LOT DESCRIPTION	UTILITIES ON SITE
EXTERIOR FEATURES	Fireplace-Gas Connection	Level	Cable
Deck	APPLIANCES	Gentle Slope	Electric
Insulated Windows	Range/Oven - Gas	SEWER	Natural Gas
Driveway - Concrete	Dishwasher	Septic Tank	Public Water
Underground Irrigation	Disposal	WATER	Septic
Tilt-Out Windows	Microwave - Built in	Public Water	
Vinyl Windows			

FINANCIAL

Original Price	\$189,500	County Taxes	830.16
City Taxes		Tax Year	2013
Tax Rate	Homestead	Transfer Fee Y/N	No
Transfer Fee Amount		HOA Y/N	No
HOA Mandatory	No	Annual HOA Fee	
Electric Co.	Duke Energy	Gas Co.	Fort Hill
Phone Co.		Water Co.	Sandy Spri
Cable Co.		High Speed Internet Avail	
Owner Financing Possible		Roll Back Taxes Incl?	
Directions	From Centerville Rd turn right onto Old Denver School Road, then right onto Wild Oak Run and home will be on the left.		

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Selling Agent 2		Selling Office 2	
Seller Paid Points		Seller Paid Closing Costs	
Sold Approximate SqFt		Sold Approx Fin Bsmt SqFt	
New Loan Mortgagee		New Interest Rate%	
Sold Variable Y/N		Amount Down	
Additional Financing Info			

PUBLIC REMARKS

ABSOLUTE AUCTION - THIS HOME WILL BE SOLD TO THE HIGHEST BIDDER WITH NO MINIMUM PRICE AT A LIVE, ONSITE AUCTION ON WEDNESDAY, AUGUST 6TH AT 4 PM. The list price is for search purposes only. There will be a preview on Sunday, August 3rd from 2-4 PM & also one hour prior to the auction. Amazing opportunity to own this 3 bedroom, 2 bath home with a 3 car attached garage, 2 workshop areas, and a detached 1 car garage. This home sits on an approximately .72 acre lot and boasts a split-level floor plan with vaulted ceilings in the great room, a large eat-in kitchen, a small office space adjoining the kitchen, and a 8x7 laundry area. The master bedroom features its own sitting area, a cedar-lined walk-in closet, and a 5 piece master bath. Some new flooring and paint and this home would shine! Opportunities like this are rare so don't miss your chance to name your price on this beautiful home - come prepared to bid and buy! Living Estate of John and Dorothy Gilliland.

ADDENDUM

Terms of the auction: Winning bidder must deposit 5% earnest money on day of auction (personal checks will be accepted) to be held by the closing attorney. A 10% buyer's premium will be added to the high bid price to determine the final contract sales price (Example - A \$100,000 high bid plus a \$10,000 buyer's premium equals the \$110,000 contract sales price). The property will be sold as-is. This home is currently under termite bond (paid up thru April 2015) with C&C Exterminators and the bond is transferrable - please contact C&C at (888) 249-2847 if you have any questions regarding the termite bond.

PRIVATE REMARKS

To show call the appointment center at (864) 467-0000. Square footage is per appraiser measurement. Acreage is per CRS measuring tool. See associated docs for bidders packet which includes terms & conditions, contract, etc. In order to receive a commission you must register your client prior to the auction - registration is very easy and the form is in the bidders packet. Per seller the sprinkler system is not working properly. Pre-auction offers will be considered - call listing agent for details.

ADDITIONAL PICTURES



Great Room w/ Gas Logs
Fireplace



Secondary Bedroom with
Closet



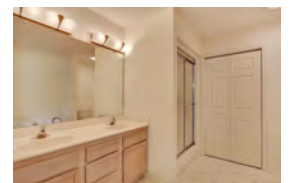
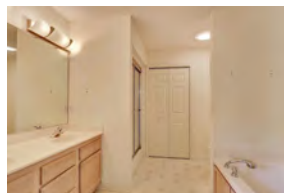
Office Nook in between
Kitchen and Laundry Room



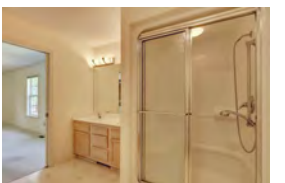
Master Bedroom



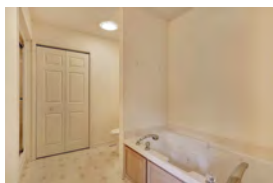
Master Bedroom



Master Bathroom



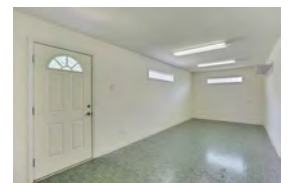
Master Bathroom



Master Bathroom



3 Car Garage



Workshop in Back of
Attached Garage



Workshop in Back of
Attached Garage





Back Deck



Detached Workshop & One



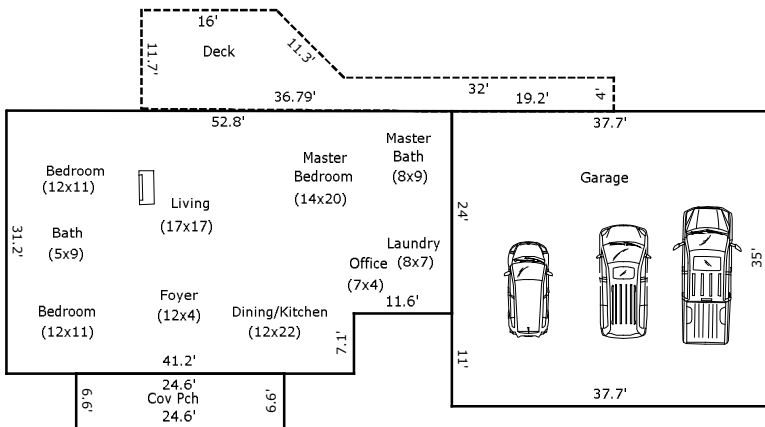
Detached Workshop

DISCLAIMER

This information is deemed reliable, but not guaranteed. Neither the Western Upstate Association of REALTORS/Western Upstate Multiple Listing Service, nor the listing broker, nor their agents or subagents are responsible for the accuracy of the information. The buyer is responsible for verifying all information. This information is provided by the Western Association of REALTORS/Western Upstate Multiple Listing Service for use by its members and is not intended for use for any other purpose.

Building Sketch

Borrower/Client				
Property Address 115 Wild Oak Run				
City	Anderson	County	Anderson	State SC Zip Code
Lender	Sunil Varghese			



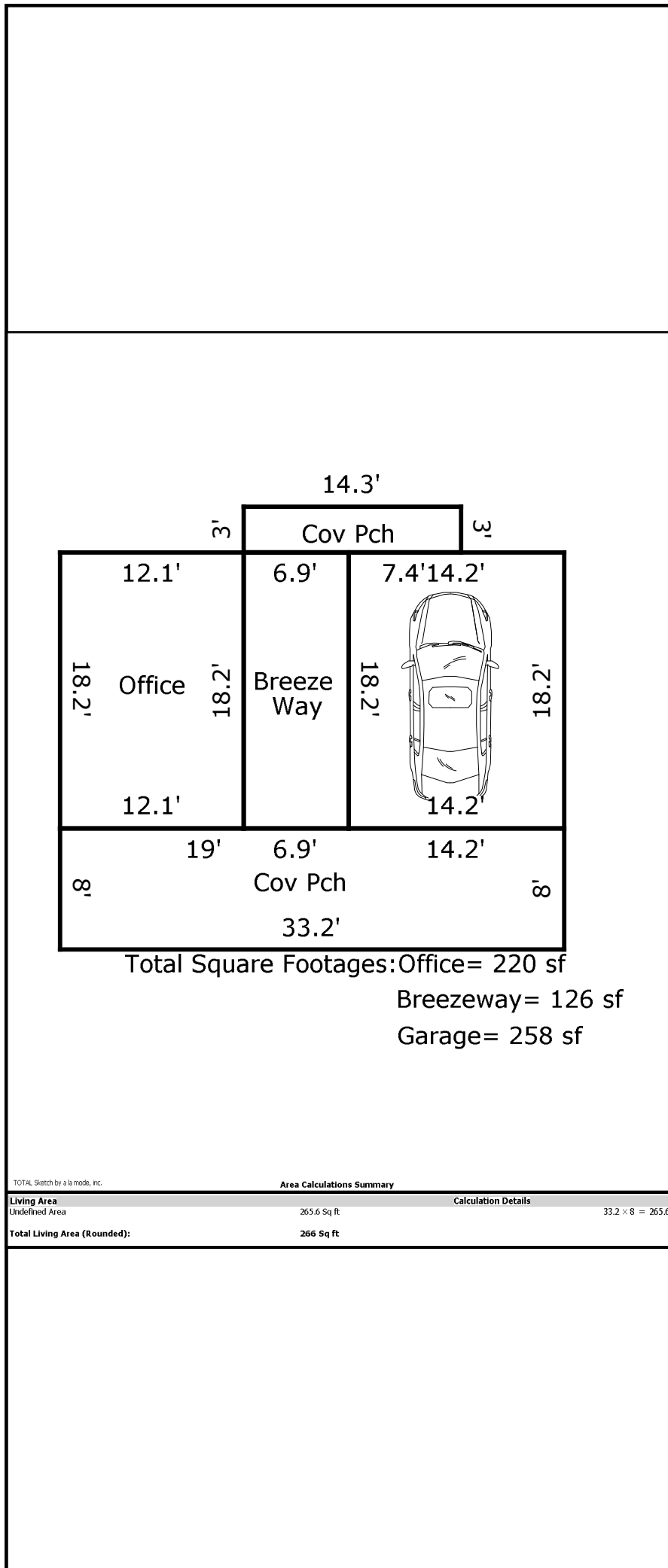
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
First Floor	1562.36 Sq ft	$41.2 \times 7.1 = 292.52$ $52.8 \times 24 = 1267.2$ $0.5 \times 52.8 \times 0.1 = 2.64$
Total Living Area (Rounded):	1562 Sq ft	
Non-living Area		
3 Car Attached	1319.5 Sq ft	$37.7 \times 35 = 1319.5$
Closed Porch	162.36 Sq ft	$24.6 \times 6.6 = 162.36$
Wood Deck	378.39 Sq ft	$0.5 \times 7.99 \times 7.99 = 31.92$ $16 \times 7.99 = 127.84$ $55.99 \times 3.71 = 207.71$ $0.5 \times 36.79 \times 0.29 = 5.34$ $19.2 \times 0.29 = 5.57$

Building Sketch

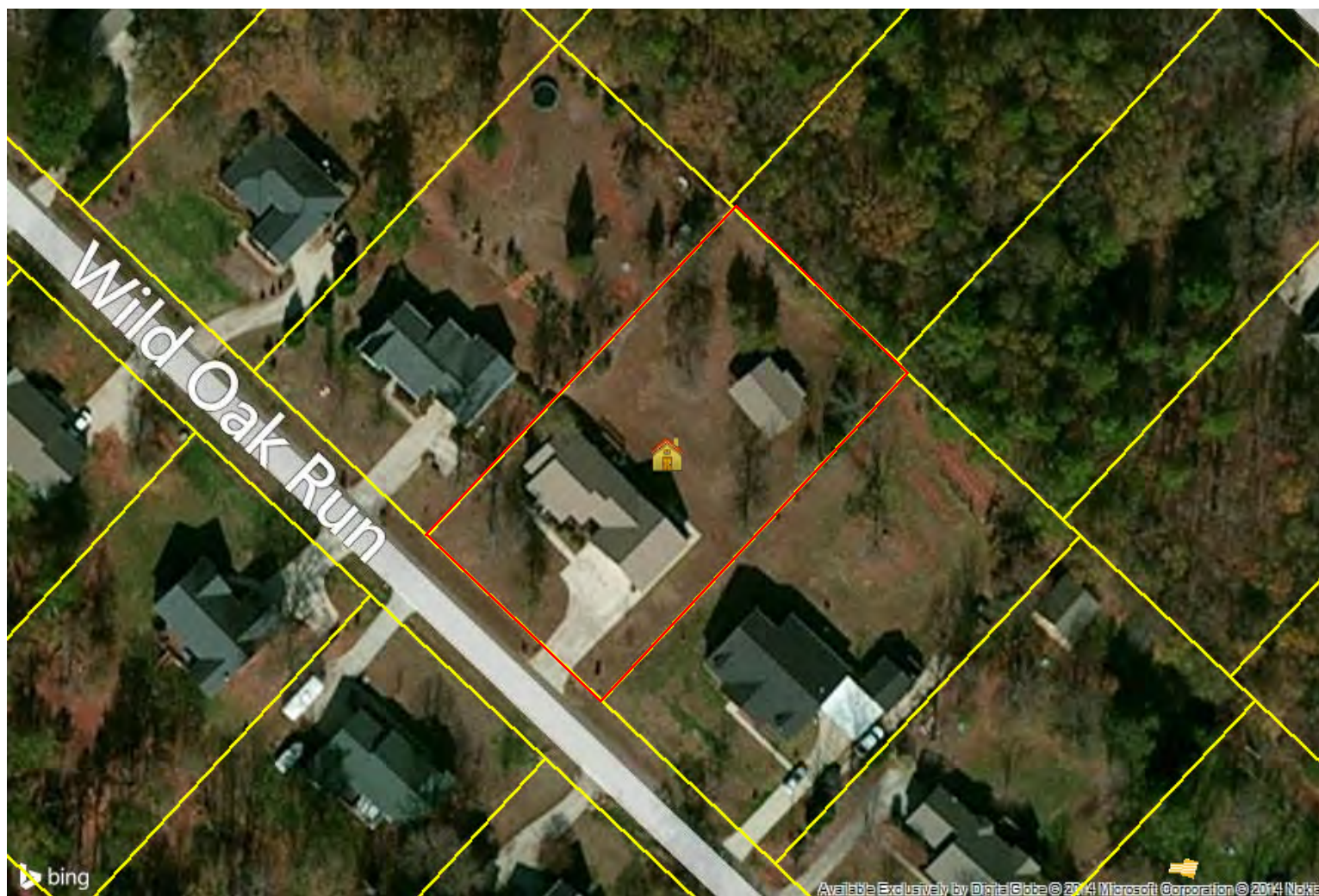
Borrower/Client				
Property Address 115 Wild Oak Run				
City	Anderson	County	Anderson	State SC Zip Code
Lender	Sunil Varghese			



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
Undefined Area	265.6 Sq ft	33.2 x 8 = 265.6
Total Living Area (Rounded):	266 Sq ft	



Map for Parcel Address: 115 Wild Oak Run Anderson, SC 29625-6427, Parcel ID: 066-08-01-009

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Information Deemed Reliable But Not Guaranteed.
Contact Us at (800) 374-7488 ext 3 for Help.



AUCTION TERMS & REGISTRATION

1. Bidding is open to the public and will be conducted at public outcry, onsite auction on August 6th, 2014. The home will be sold to the highest bidder with no minimum or reserve price. If you are unable to attend the auction please contact the auction firm for absentee bidding arrangements.

2. All bidders must be registered in order to bid; however, there is no requirement to bid. To register please complete this form and return to the WHAM office prior to the start of the auction. By registering and bidding, the bidders acknowledge they understand and agree to the terms of the auction.

3. All property sells in "as-is, where is" condition without guarantee or warranty as to suitability for use. Increments of bidding are at the direction and discretion of the Auctioneer and Auction Firm.

4. Contract Sales Price – The contract sales price will be determined by adding the high bid price and a buyer’s premium equal to 10% of the bid price together. For example: A \$100,000 high bid plus a \$10,000 buyer’s premium equals the \$110,000 final contract sales price. The information contained in the sales brochure and all related materials are subject to the terms and conditions of the WHAM Real Estate Contract for Sale.

5. Immediately after the auction ending the high bidder is required to execute the WHAM Real Estate Contract for Sale or if bidding remotely within three (3) hours at the WHAM office or via email or fax. The high bidder must also deposit an amount equal to five percent (5%) of the contract sales price to be held in escrow by the closing attorney and applied toward the purchase price. This is a non-refundable deposit unless the seller cannot provide marketable and insurable title at closing. The balance of the sales price will be due within 30 calendar days at closing. The seller reserves the right to extend the closing date an additional 30 days if necessary.

6. **Possession:** At closing provided any net proceeds of the sale have been disbursed. NO KEYS WILL BE GIVEN PRIOR TO CLOSING.

7. In the event the purchase offer is accepted and the buyer fails to comply with the terms of the WHAM Real Estate Contract for Sale, then the earnest money will be forfeited, but such forfeiture shall not affect any other remedies available to seller for such failure.

8. All information published, announced or contained herein was derived from sources believe to be correct; however, it is not guaranteed by the seller or WHAM AARE, LLC and Sunil Varghese, BIC. Personal on-site inspection is recommended. The failure of any bidder to inspect, or to be fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. In the event of a public outcry auction any and all announcements made from the auction block take precedence over all other verbal, printed, announced and/or distributed information.

9. A 3% commission of the high bid amount will be paid to the licensed agent’s Broker-in-Charge whose client pays and settles for the property. To qualify for a commission, the licensed agent must be licensed in the state of SC, must register their client in writing with WHAM AARE, LLC, & must attend the auction with their client. The registration letter must be received at least 3 hours prior to the auction starting. A complete registration file on all prospects will be maintained. Commissions will be paid upon closing. There can be NO EXCEPTION to this policy.

10. **Contingencies:** There are no contingencies allowed for financing, inspections, or any other items. All due diligence must be completed prior to the auction or before submitting a pre-auction offer. **Closing Costs:** Seller will pay all back taxes (if any) and pro-rated property taxes for the current year and pro-rated HOA dues (if any). Purchaser to pay all other closing costs required to close, including deed preparation and deed stamps.

Name (Print)

Address

Signature

Phone Number

Sunil Varghese, BIC
104 Middleton Way, Greer, SC 29650
(Phone): 864.801.9468 (Fax): 864.801.9905
www.whamauctions.com SCAF 3988

Bidder Number



REAL ESTATE CONTRACT FOR SALE

A contract to purchase is offered this ____ day of _____, 2014, by _____,

hereinafter called purchaser, to _____,

hereinafter called Seller. Purchaser agrees to buy and Seller agrees to sell all that lot of parcel of land with the buildings and improvements thereon, if any, located in _____ County, South Carolina and being described as follows:

Street: _____ City: _____ Zip: _____

Subdivision: _____ Tax Map #: _____ Legal Lot #: _____

Subject to the following conditions:

High Bid Price \$ _____

Buyer's Premium (10%) \$ _____

Total Contract Sales Price \$ _____

Earnest Deposit (5%) \$ _____ **To be held in trust by _____, Escrow Agent**

In the event of default it is expressly understood and agreed that Escrow Agent shall not release any earnest money until both parties execute a written release of the other from this contract. Said release shall also provide Escrow Agent with conclusive instructions regarding the disbursement of the earnest money.

The purchaser will be required to bring the balance of funds to closing with either a cashier's check or certified funds.

THE BUYER SELLER IS LICENSED UNDER THE LAWS OF SOUTH CAROLINA AS A REAL ESTATE LICENSEE

It is understood that a good and marketable title, free of encumbrances, except subject to all reservations, easements, rights of way and restrictive covenant of record or on the premises (provided they do not make the title unmarketable) and to all government statutes, ordinances, rules and regulations is to be furnished. The described property is to be sold in "AS IS-WHERE IS" condition. The Seller or WHAM A.A.R.E., LLC give NO warranty of any kind, either expressed or implied, as to the physical or other condition of the property, or the condition of or existence of improvements, services, appliances, or systems thereto.

Purchaser acknowledges that they've satisfied themselves that property is suitable for their intended use. _____

(Purchaser's Initials)

The listing and selling broker(s) and their agent(s) recommend that purchaser have a survey of the property made, that purchaser select an attorney to examine title to the property, and that purchaser obtain appropriate insurance coverage including that required by the lender, effective with the time of closing.

The deed shall be prepared in the name of _____ delivered at the offices of _____ or stipulated place of closing and transaction closed no later than ____ PM on _____, 2014. Purchaser will be given possession of said premises at time of closing, provided any net proceeds of the sale have been disbursed.

Closing Costs and Pro-rations: Purchaser to pay all closing costs including, but not limited to, deed preparation, deed stamps, and any recording fees. Taxes, fuel(s), rents, other fees associated with rentals, and homeowner's association

fees will be adjusted as of the date of closing. Tax pro-rations will be based on the tax information available on the date of closing and are to be prorated on that basis. Pro-rations at closing shall be final.

In the event the Property is damaged or destroyed by fire or other casualty prior to closing, Purchaser or Seller will have the option for ten (10) days thereafter of proceeding hereunder or terminating this Contract by written notification to the other party.

Acknowledgment of Agency Disclosure: Purchaser and Seller acknowledge receipt of a copy of the South Carolina Agency Disclosure Brochure and acknowledge that the respective agents involved in the transaction have explained agency relationships. For the purpose of this transaction:

The Seller is a client or customer of _____
Brokerage

The Purchaser is a client or customer of _____
Brokerage

This written Contract expresses the entire agreement between the parties, unless there is a written addendum or modification signed by Purchaser and Seller. Any response, counteroffer, or written communication which would alter any of the terms of this agreement must be acknowledged in writing by each party. Both the Purchaser and Seller hereby acknowledge they have not received or relied upon any statements or representations by either Broker or their Agents, which are not expressly stipulated herein. This Contract shall be binding on the Purchaser, the Seller and their heirs, personal representatives, successors and assigns. This is a legally binding Contract; the Purchaser and Seller should seek legal advice if the contents are not understood.

Purchaser Date Time

Purchaser Date Time

Seller Date Time

Seller Date Time

The Listing and Selling Agent and Company information below is for informational purposes only. None of the Agents and Companies below are, nor shall be considered to be, parties to this contract.

Listing Agent & Company (print) Agent Telephone Number

Company Telephone Number

Selling Agent & Company (print) Agent Telephone Number

Company Telephone Number



REAL ESTATE Broker/Buyer Registration
Sunil Varghese, BIC
SCAF 3988 - REO - 18003
104 Middleton Way • Greer, South Carolina 29650
(864) 801-9468
www.whamauctions.com

The undersigned hereby agrees to the following for Broker participation:

- Licensed agents must register their buyer clients with WHAM AARE, LLC at least 3 hours prior to the start of the auction. Please note that the auction company will only compensate buyer's agents, not sub agents.
- A 3% commission of the high bid amount will be paid to the licensed agent's Broker-in-Charge when his/her buyer client(s) closes on the property. You must attend the auction with your client and be licensed in the State of SC.
- There are NO exceptions to this policy and NO verbal registrations will be accepted

Auction Date: **August 6th, 2014 at 4:00 PM – Live, Onsite**

Property Address: **115 Wild Oak Run, Anderson, SC 29625**

Broker _____ Agent Name _____

Broker Phone _____ Agent Phone _____

Buyer's Name (printed) _____

Buyer's Signature _____ Date _____

All pre-auction offers are encouraged and will be presented to the seller. Please return this form via:

Fax: (866) 267-3053

Email: sunil@whamauctions.com

Mail: Sunil Varghese
C/O WHAM AARE, LLC
104 Middleton Way
Greer, SC 29650