



BIDDER INFORMATION

for Real Estate located at

328 Rexford Dr, Moore, SC 29369

Live, Onsite Auction: Thursday, Sep. 26th, 2013 at 12 Noon

Preview Dates:

- **Sunday, Sep 22nd from 2-4 PM**
- **1 Hr Prior to Auction**

Jerry Bruce, Auctioneer – SCAL 390
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: Take I-85 North to Exit 63, then turn right heading towards Moore and go approx. 4.5 miles and turn right into West Hampton Subdivision on Rexford Dr.

ALL FIELDS DETAIL



MLS #	213246	# of Bedrooms	2
Status	Active	# of Full Baths	2
Type	Townhouse	#of 1/2 Baths	0
Address	328 REXFORD DRIVE	Approximate Age	6-10
City	Moore	# of Stories	1
State	SC	Approx Acreage Range	< 1
Zip	29369	SqFt Range (Heated&Finsh)	1000-1199
Area	Moore	Garage/Carport	1 Car
Class	RESIDENTIAL	Lot Description	Other
Asking Price	\$89,500	School District	5
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent Hit Count	0	Client Hit Count	0
Section/Subdivision	West Hampton	County	Spartanburg, SC
In City Y/N	No	On Internet Y/N	Yes
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Block Map#	5320061300	Approx Year Built	2005
Elementary School	5-River Ridge	Jr High	5-Florence Chapel
Middle School	5-Berry Shoals	High School	5-Byrnes High
Agent	SUNIL VARGHESE - (864) 801-9468	Listing Office 1	WHAM AARE, LLC - (864) 801-9468
Commission SA %/%	0%	Commission BA %/%	3%
Variable Rate Comm Y/N	No	Agency Relationship	Buyer Agent
Listing Type	Exclusive Right to Sell	Expiration Date	11/26/2013
Approx Heated SqFt AG	1,172	Approx Heated SqFt BG	0
Approx Heated SqFt Total	1172	Main Floor # of Bedrooms	2
Main Floor Baths	2	Kitchen Size	11x8
Great Room Size	24x13	Master Bedroom Size	14x14
Bedroom 1 Size	11x11	Other Room 1 Size	5x3
Other Room 1 Comments	Laundry Closet	Other Room 2 Size	13x12
Other Room 2 Comments	Screened Porch	Other Room 3 Size	12x10
Other Room 3 Comments	Patio	Directions	I-85 N to exit 63 & then turn right towards Moore. Go about 4.5 miles and then turn right into West Hampton Neighborhood on Rexford Dr.
Associated Document Count	0	Update Date	9/13/2013
Status Date	9/13/2013	HotSheet Date	9/13/2013
Price Date	9/13/2013	Input Date	9/13/2013 3:32:00 PM
Original Price	\$89,500	Contact# for Appointments	
Appt./Call Center		Price/ApxHtdSF	\$76.37

FEATURES

STYLE Ranch	COOLING FUEL Electricity	EXTERIOR FEATURES Patio Porch-Screened	SHOWING INSTRUCTIONS Appt/Call Center
ROOF Architectural	GARAGE/CARPORT Attached	INTERIOR FEATURES Ceilings-Cathedral/Raised Attic Stairs-Disappearing	MASTER BEDROOM FEATURES Bath - Full Shower-Separate Tub-Separate
EXTERIOR Brick Veneer Vinyl Siding	Garage Door Opener Yard Door	SPECIAL PROPERTY STATUS Auction	Walk-in Closet Master on Main Level
FOUNDATION Slab	WATER Public Water	HOA INCLUDES Common Area Lawn Maintenance Street Lights	DRIVEWAY Circular Paved-Concrete
FLOORS Laminate Flooring	SEWER Public Sewer	AMENITIES Lawn Maintenance	POSSESSION At Close
HEAT SYSTEM Forced Warm Air	APPLIANCES Dishwasher Disposal Microwave	STORAGE SPACE Garage	DOCUMENTS W/ OFFER Specified Sales Contract
HEATING FUEL TYPE Gas - Natural	Cook Top - Smooth Cook Top - Electric Oven - Electric		
COOLING SYSTEM Central Forced			

FINANCIAL

Taxes \$	\$369	Tax Year	2012
Tax Rate	4%	Annual HOA/Regime Fees \$	\$520

FINANCIAL

Annual HOA Fee Mandatory Yes

PUBLIC REMARKS

ABSOLUTE REAL ESTATE AUCTION - ESTATE OF JUDY H. GILCHRIST, DECEASED. LIST PRICE IS FOR SEARCH PURPOSES ONLY - This town home will be sold to the highest bidder with NO MINIMUM OR RESERVE at a live, onsite auction on Thursday, September 26th at 12 noon - tax value is over \$117,000! The preview will be held on Sunday, September 22 from 2-4 PM and also 1 hr prior to the auction. Great 2 bedroom, 2 full bath brick, end-unit town home with an attached one car garage that's less than 5 miles from I-85 and all on one level for easy living! The kitchen, breakfast area, and great room are all open to each other and features vaulted ceilings, a gas logs FP, & much more. The master bedroom boasts an ensuite bath with dual vanities, separate shower & tub and a walk-in closet. The screened porch overlooks the private back yard. Brushed nickel fixtures, crown molding, architectural shingles, and ceiling fans are just some of the other updates that this unit offers. The lawn maintenance is covered by the HOA and dues are only \$44 per month! Don't miss out on this opportunity! Terms of Auction: 10% buyer's premium will be added to the high bid to determine the final contract sales price, 5% down day of auction with balance due at closing within 30 days, property sold as-is.

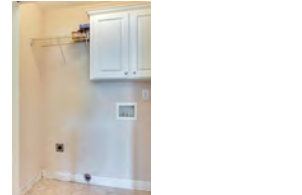
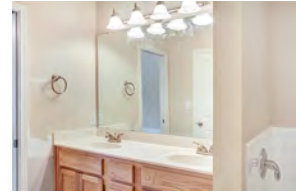
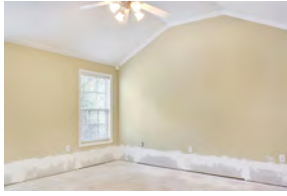
MEMBER REMARKS

Dues are paid twice a year - January and July and \$260 each time for a total of \$520. See associated docs for bidder's packet that contains all the terms and conditions of the auction along with the auction contract, registration forms, etc.

DETAILED SHOWING INST.

Call the appointment center - on Supra lockbox.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.



AUCTION TERMS & REGISTRATION

1. Bidding is open to the public and will be conducted at public outcry, onsite auction on September 26th, 2013 at 12:00 noon. 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 bidders packet 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 with WHAM AARE, LLC an amount equal to five percent (5%) of the contract sales price to be held in escrow by WHAM AARE, LLC 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), pro-rated property taxes for 2013, and any liens against the property. 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 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: **Thursday, Sep 26th, 2013 at Noon – Live, Onsite**

Property Address: **328 Rexford Dr, Moore, SC 29369**

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



REAL ESTATE CONTRACT FOR SALE

A contract to purchase is offered this ____ day of _____, 2013, by _____,
hereinafter called purchaser, to _____ The Estate of Judy H. Gilchrist, Deceased _____,

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 Spartanburg County, South Carolina and being described as follows:

Street: 328 Rexford Dr City: Moore Zip: 29369

Subdivision: West Hampton Tax Map #: 5-32-00-613.00 Legal Lot #: BB1

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 WHAM AARE, LLC, 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 seller 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 _____, 2013. 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 WHAM Auctions, Appraisals, & Real Estate, LLC
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.

Sunil Varghese - WHAM AARE, LLC (864) 525-7449
Listing Agent & Company (print) Agent Telephone Number

(864) 801-9468
Company Telephone Number

Selling Agent & Company (print) Agent Telephone Number

Company Telephone Number