



BIDDER INFORMATION

for Real Estate located at

217 Brentwood Circle, Greenville, SC 29605

Live, Onsite Auction: Friday, September 27th, 2013 at 12 Noon

Preview Dates:

- **Wednesday, September 25th from 3-5 PM**
 - **1 Hr Prior to Auction**

Jerry Bruce, Auctioneer – SCAL 390
Kelley Pitts, Agent
(864) 630-9892

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

Directions: Take Fork Shoals Rd heading South past Bonnie Brae Golf Course then left on Shay then left on Brentwood Circle and property will be on the right.

ALL FIELDS DETAIL



| | | | |
|----------------------|----------------------|------------------------|---------|
| MLS # | 1266736 | # of Bedrooms | 3 |
| Status | Active | # of Full Baths | 1 |
| Type | Mobile Home | # of Half Baths | 0 |
| Address | 217 BRENTWOOD Circle | Garage Capacity | None |
| City | Greenville | # of Stories | One |
| State | SC | Approx Age | Unknown |
| Zip | 29605 | Garage Type | None |
| Area | 041 | | |
| Class | Residential | | |
| Listing Price | \$29,500 | | |
| Sale/Rent | For Sale | | |
| IDX Include | Yes | | |

GENERAL

| | | | |
|----------------------------------|---|---------------------------------|---|
| Enable Schedule-It (Y/N) | No | County | Greenville |
| # of Fireplaces | 1 | SQFT Finished and Heated | 1400-1599 |
| Subdivision | Other | Tax ID Number | 0583030106700 |
| Legal Lot Number | 67 | Approx # of Acres | 0.28 |
| Agent | SUNIL VARGHESE - Cell: (864) 525-7449 | Listing Office 1 | Wham AARE, LLC - Main: (864) 801-9468 |
| SA | 0% | BA | 3% |
| Variable Rate Com | N | Listing Type | Exclusive Right to Sell |
| Agency Relationship | Buyer Agent | Listing Date | 9/16/2013 |
| Associated Document Count | 0 | Living Room (Y/N) | Y |
| Living Room Size | 20x11 | Dining Room (Y/N) | Y |
| Dining Rm Size | 16x13 | Breakfast Room (Y/N) | N |
| Kitchen (Y/N) | Y | Kitchen Size | 11x7 |
| Great Room (Y/N) | Y | Great Room Size | 20x13 |
| Den (Y/N) | N | Bonus/Rec Room (Y/N) | N |
| Florida Room (Y/N) | N | Laundry (Y/N) | Y |
| Laundry Size | 5x3 | Master Bedroom (Y/N) | Y |
| Master Bedroom Size | 17x13 | Bedroom #2 (Y/N) | Y |
| Bedroom #2 Size | 11x11 | Bedroom #3 (Y/N) | Y |
| Bedroom #3 Size | 8x8 | Bedroom #4 (Y/N) | N |
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| # of Rooms Below Grade | 0 | # of Bedrooms Main Level | 3 |
| Status Date | 9/16/2013 | HotSheet Date | 9/16/2013 |
| Price Date | 9/16/2013 | Input Date | 9/16/2013 1:24:00 PM |
| # Full Baths on Main Lvl | 1 | Detailed Showing Inst | Call the appointment center |
| Showing | Call Specified Appointment Center | Contact # for Appts | (864) 467-0000 |
| Directions | Take Fork Shoals Rd heading South past Bonnie Brae Golf Course then left on Shay then left on Brentwood Circle and property will be on the right. | Update Date | 9/16/2013 |
| Cumulative DOM | 12 | Agent Hit Count | 0 |
| Client Hit Count | 0 | Original Price | \$29,500 |

FEATURES

| | | | |
|--|--|--|--|
| STYLE Mobile-Perm. Foundation | INTERIOR FEATURES Attic Stairs Disappearing Cable Available | COOLING SYSTEM Central Forced Electric Wall/Window Units | DOCUMENTS WITH OFFER Specified Sales Contract |
| EXTERIOR FINISH Aluminum Siding Vinyl Siding | MRBED FEATURES Master on Main Lvl | FLOORS Carpet Vinyl | ON INTERNET Yes |
| LOT DESCRIPTION Level Sloped Gently Some Trees | SPECIALTY ROOM None | WATER Public | GARBAGE PICKUP Private |
| FOUNDATION Crawl Space | LAUNDRY LOCATION 1st Floor | SEWER Public | DRIVEWAY Gravel |
| BASEMENT None | APPLIANCES Cook Top-Gas Oven-Gas | WATER HEATER Electric | CONDO REGIME INCLUDES None |
| EXTERIOR FEATURES Vinyl/Aluminum Trim | FIREPLACE Freestanding Gas Logs | STORAGE SPACE Attic Out Building | AMENITIES INCLUDE None |
| ROOF Composition Shingle | HEATING SYSTEM Electric | DOCS ON FILE | SHOWING Appointment Only Lockbox-Electronic |
| | | | ADDITIONAL FEES None |

FEATURES**GARAGE FEATURES**

Forced Air

Lead Based Paint Doc.

None

FINANCIAL

| | | | |
|--------------------------|---------|-------------------------|------|
| Total Taxes | \$63.65 | Tax Year | 2012 |
| Tax Rate(4%/6%) | 4% | In City | N |
| HOA (Y/N) | N | Short Sale (Y/N) | N |
| Foreclosure (Y/N) | N | Auction (Y/N) | Y |

MEMBER REMARKS

Please see associated docs for bidder's packet that contains broker registration form, terms and conditions of the auction, sales contract, etc. You must register your client prior to the auction in order to receive a commission. The home's contents will be auctioned off prior to the house closing so please let your clients know the home will be empty. On Supra lockbox - please call the appointment center at (864) 467-0000 to show.

REMARKS

REAL ESTATE AUCTION! LIST PRICE IS FOR SEARCH PURPOSES ONLY - THIS HOME WILL BE SOLD TO THE HIGHEST BIDDER SUBJECT TO COURT APPROVAL AT A LIVE, ONSITE AUCTION ON SEPTEMBER 27TH, 2013 AT 12 NOON! THERE WILL BE A PREVIEW HELD ON SEPTEMBER 25TH FROM 3 PM - 5 PM AND ALSO 1 HR PRIOR TO THE AUCTION. This mobile home features 3 bedrooms, 1 full bath and 1508 sq ft (per tax records) on approx. .28 acres with a fully fenced backyard with storage shed. Three formal living areas in the great room, living room, and formal dining room and a spacious master bedroom. Would make a great investment property or for someone looking to downsize! Don't miss this opportunity! Terms of auction: 10% buyer's premium will be added on to the high bid to determine final contract price, property will be sold as-is, \$3000 earnest money deposit on day of auction with balance due at closing within 30 days, no contingencies. 2012 taxes reflect homestead exemption. All information is deemed reliable but not guaranteed - buyer to verify.

SYNDICATION REMARKS

REAL ESTATE AUCTION! LIST PRICE IS FOR SEARCH PURPOSES ONLY - THIS HOME WILL BE SOLD TO THE HIGHEST BIDDER SUBJECT TO COURT APPROVAL AT A LIVE, ONSITE AUCTION ON SEPTEMBER 27TH, 2013 AT 12 NOON! THERE WILL BE A PREVIEW HELD ON SEPTEMBER 25TH FROM 3 PM - 5 PM AND ALSO 1 HR PRIOR TO THE AUCTION. This mobile home features 3 bedrooms, 1 full bath and 1508 sq ft (per tax records) on approx. .28 acres with a fully fenced backyard with storage shed. Three formal living areas in the great room, living room, and formal dining room and a spacious master bedroom. Would make a great investment property or for someone looking to downsize! Don't miss this opportunity! Terms of auction: 10% buyer's premium will be added on to the high bid to determine final contract price, property will be sold as-is, \$3000 earnest money deposit on day of auction with balance due at closing within 30 days, no contingencies. Call Kelley Pitts at (864) 630-9892 with any questions. 2012 taxes reflect homestead exemption. All information is deemed reliable but not guaranteed - buyer to verify.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2013

Greenville County, SC



Overview



| | | | |
|------------------------|-------------------|-------------------------------|-----------------------------|
| <i>PIN / Tax Map #</i> | 0583030106700 | <i>Jurisdiction</i> | 1 |
| <i>Owner Name</i> | RUFFMAN ALICE | <i>Landuse</i> | 1170 |
| <i>Owner Name 2</i> | | <i>Subdivision Lot Number</i> | 67 |
| <i>Mailing Address</i> | 217 Brentwood Cir | <i>Subdivision</i> | LYNNDALE |
| <i>City</i> | GREENVILLE | <i>Site Address Number</i> | 217 |
| <i>State</i> | SC | <i>Site Address Street</i> | BRENTWOOD |
| <i>Zip Code</i> | 29605 | <i>Sales Price</i> | \$0 |
| <i>In Care Of</i> | | <i>Fair Market Value</i> | \$34,670 |
| <i>Previous Owner</i> | | <i>Taxable Market Value</i> | \$19,907 |
| <i>Deed Date</i> | 19781109 | <i>Taxes</i> | \$63.65 |
| <i>Deed Book</i> | 1091 | <i>Taxes Paid</i> | Thursday, February 21, 2013 |
| <i>Deed Page</i> | 555 | <i>Estimated Acres</i> | 0 |
| <i>Plat Book</i> | WWW | <i>Square Footage</i> | 1508 |
| <i>Plat Page</i> | 4 | <i>Number of Bedrooms</i> | 0 |
| <i>Tax District</i> | 100 | <i>Number of Bathrooms</i> | 1 |
| <i>Market Area</i> | 004297 | <i>Number of Half Baths</i> | 0 |

Disclaimer: This map is **not a LAND SURVEY** and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned

Map Scale

public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

1 inch = 71 feet



AUCTION TERMS & REGISTRATION

1. Bidding is open to the public and will be conducted at public outcry, onsite auction on September 27th, 2013 at 12:00 noon. The home will be sold to the highest bidder subject to court approval. 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 with WHAM AARE, LLC \$3000 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 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

Kelley Pitts, Agent – 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: **September 27th, 2013 at Noon – Live, Onsite**

Property Address: **217 Brentwood Circle, Greenville, SC 29605**

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) 230-7372

Email: pittskelley@ymail.com

Mail: Kelley Pitts
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 Matthew Ruffman as Conservator for Alice Teresa Ruffman, 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 Greenville County, South Carolina and being described as follows:

Street: 217 Brentwood Circle City: Greenville Zip: 29605
Subdivision: Lynndale Tax Map #: 0583030106700 Legal Lot #: 67

Subject to the following conditions:

High Bid Price \$ _____

Buyer's Premium (10%) \$ _____

Total Contract Sales Price \$ _____

Earnest Deposit \$ 3000 **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
 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.

| | |
|---------------------------------|--------------------------|
| Kelley Pitts - WHAM AARE, LLC | (864) 630-9892 |
| Listing Agent & Company (print) | Agent Telephone Number |
| | (864) 801-9468 |
| | Company Telephone Number |
| Selling Agent & Company (print) | Agent Telephone Number |
| | Company Telephone Number |