



# WHAM

AUCTIONS • APPRAISALS • REAL ESTATE, LLC

## BIDDER INFORMATION

for Real Estate located at

399 W. McElhaney Rd, Taylors, SC 29687

Live, Onsite Auction: Thursday, Dec. 4<sup>th</sup>, 2014 at 12 Noon

### Preview Dates:

- **Sunday, November 30th from 2-4 PM**
  - **1 Hr Prior to Auction**
  - **By Appointment**

**Warren Wilson, Auctioneer – SCAL 218**  
**Sunil Varghese, BIC**  
**(864) 525-7449**

104 Middleton Way - Greer, South Carolina - 29650  
(Phone) 864-801-9468 – (Fax) 864-801-9905

[www.whamauctions.com](http://www.whamauctions.com)

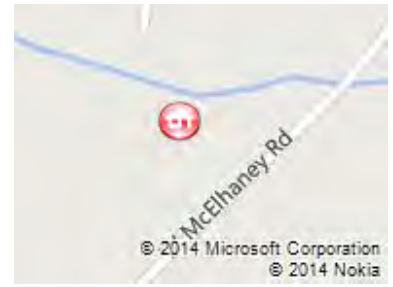
SCAF 3988

**Directions:** Heading North on Wade Hampton Blvd turn left on St. Mark Rd, then left on 290, then right on W. McElhaney and home will be on the left.

**ALL FIELDS DETAIL**



<b>MLS #</b>	1290843	<b># of Bedrooms</b>	3
<b>Class</b>	Residential	<b># of Full Baths</b>	2
<b>Type</b>	Single Family	<b># of Half Baths</b>	1
	-Detached	<b># of Stories</b>	Two
<b>Area</b>	013	<b>Approx Age</b>	11-20
<b>Subdivision</b>	Other	<b>Garage Type</b>	Attached Garage
<b>Listing Price</b>	\$150,000	<b>Garage Capacity</b>	One
<b>Address</b>	399 W McELHANEY Road		
<b>City</b>	Taylors		
<b>State</b>	SC		
<b>Zip</b>	29687-5845		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		



**DIRECTIONS**

Heading North on Wade Hampton Blvd turn left on St. Mark Rd, then left on 290, then right on W. McElhaneey and home will be on the left.

**GENERAL**

<b>SQFT Finished and Heated</b>	2000-2199	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	1	<b>Contact # for Appts</b>	(864) 467-0000
<b># Full Baths on Main Lvl</b>	1	<b>Enable Schedule-It (Y/N)</b>	No
<b># of Rooms Below Grade</b>	0	<b>Agent</b>	<a href="#">SUNIL VARGHESE - Cell: (864) 525-7449</a>
<b># of Fireplaces</b>	1	<b>Listing Office 1</b>	<a href="#">WHAM AARE, LLC - Main: (864) 801-9468</a>
<b>Approx Year Built</b>	1994	<b>Cumulative DOM</b>	0
<b>County</b>	Greenville	<b>Agent Hit Count</b>	0
<b>Tax ID Number</b>	0632050100100	<b>Client Hit Count</b>	2
<b>Legal Lot Number</b>	1	<b>Listing Type</b>	Exclusive Right to Sell
<b>Approx # of Acres</b>	2.87	<b>Agency Relationship</b>	Buyer Agent
<b>Elementary School</b>	<a href="#">Mountain View</a>	<b>BA</b>	3
<b>Middle School</b>	<a href="#">Blue Ridge</a>	<b>SA</b>	0
<b>High School</b>	<a href="#">Blue Ridge</a>	<b>Variable Rate Com</b>	N
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$150,000
<b>LeadBased Paint Disc Req?</b>	No	<b>Listing Date</b>	11/15/2014
<b>Res. Property Disc. Req?</b>	No	<b>Input Date</b>	11/15/2014 7:59 AM
<b>IDX Include</b>	Yes	<b>Price Date</b>	11/15/2014
<b>VOW Include</b>	Yes	<b>Status Date</b>	11/15/2014
<b>VOW Address</b>	Yes	<b>Update Date</b>	11/15/2014
<b>VOW Comment</b>	Yes	<b>HotSheet Date</b>	11/15/2014
<b>VOW AVM</b>	Yes		
<b>Picture</b>	17		

**ROOM DIMENSIONS**

<b>Living Room Size</b>	42x13	<b>Dining Rm Size</b>	14x11
<b>Kitchen Size</b>	13x12	<b>Master Bedroom Size</b>	15x14
<b>Bedroom #2 Size</b>	18x12	<b>Bedroom #3 Size</b>	12x10
<b>Other Room 1</b>	Loft	<b>Other Room 1 Size</b>	13x11
<b>Laundry Size</b>	5x5	<b>Living Room (Y/N)</b>	Y
<b>Dining Room (Y/N)</b>	Y	<b>Breakfast Room (Y/N)</b>	N
<b>Kitchen (Y/N)</b>	Y	<b>Great Room (Y/N)</b>	N
<b>Den (Y/N)</b>	N	<b>Bonus/Rec Room (Y/N)</b>	N
<b>Master Bedroom (Y/N)</b>	Y	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #4 (Y/N)</b>	N
<b>Laundry (Y/N)</b>	Y	<b>Florida Room (Y/N)</b>	N

**FEATURES**

<b>STYLE</b> Traditional	<b>GARAGE FEATURES</b> Yard Door	<b>COOLING SYSTEM</b> Central Forced	<b>ON INTERNET</b> Yes
<b>EXTERIOR FINISH</b> Wood	<b>INTERIOR FEATURES</b> Cable Available	Electric	<b>GARBAGE PICKUP</b> Private
<b>LOT DESCRIPTION</b> Creek	Ceiling Cathedral/Vaulted	<b>FLOORS</b> Carpet	<b>DRIVEWAY</b> Unpaved
Water Front	Walk In Closet	Hardwood	<b>CONDO REGIME INCLUDES</b> None
Wooded	<b>MRBED FEATURES</b> Full Bath	<b>WATER</b> Public	<b>AMENITIES INCLUDE</b> None
<b>FOUNDATION</b> Crawl Space	Master on Main Lvl	<b>SEWER</b> Septic	
	<b>SPECIALTY ROOM</b>		

## FEATURES

Basement	Loft	<b>WATER HEATER</b>	<b>SHOWING</b>
<b>BASEMENT</b>	<b>LAUNDRY LOCATION</b>	Gas	Appointment Only
Full	Basement	<b>STORAGE SPACE</b>	Vacant
Unfinished	<b>APPLIANCES</b>	Other	Lockbox-Electronic
Walkout	Cook Top-Gas	<b>DOCS ON FILE</b>	<b>ADDITIONAL FEES</b>
<b>EXTERIOR FEATURES</b>	<b>FIREPLACE</b>	Survey	None
Deck	Wood Burning Fireplace	<b>DOCUMENTS WITH OFFER</b>	
<b>ROOF</b>	<b>HEATING SYSTEM</b>	Specified Sales Contract	
Composition Shingle	Electric		
	Natural Gas		

## FINANCIAL

<b>Total Taxes</b>	\$1,081.23	<b>Tax Year</b>	2014
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	N	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	Y
<b>Electric Co.</b>	Duke Energy	<b>Water Co.</b>	Blue Ridge

## MEMBER REMARKS

On Supra lockbox - to show call the appointment center at (864) 467-0000. Agents - in order to receive a commission you must register your client at least 24 hrs prior to the auction.

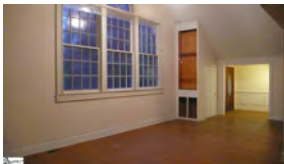
## REMARKS

ABSOLUTE AUCTION! The list price is for search purposes only - this property will be sold to the highest bidder, with no minimum price, at a live, onsite auction on Thursday, December 4th, 2014 at 12 Noon. There will be a public preview on Sunday, November 30th from 2-4 PM and also one hour prior to the auction. The home can also be seen by appointment. So much potential in this 3 bedroom, 2.5 bath home with 2157 square feet plus an unfinished, walkout basement with an additional 1239 square feet. The home sits on 2.87 acres with a creek! If you are looking for a renovation project with lots of upside then this could be the property for you...name your price on auction day! Terms of the auction: Winning bidder will put down \$10,000 on day of auction, balance due at closing by December 31st, 2014, sold as-is. Title search and a survey have already been completed on the property. Seller will consider pre-auction offers. Square footage is per appraiser measurement and acreage is per survey.

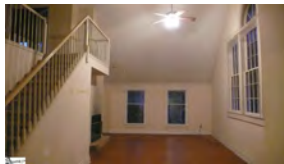
## SYNDICATION REMARKS

Another property brought to you by WHAM - listed by Sunil Varghese at (864) 525-7449. ABSOLUTE AUCTION! The list price is for search purposes only - this property will be sold to the highest bidder, with no minimum price, at a live, onsite auction on Thursday, December 4th, 2014 at 12 Noon. There will be a public preview on Sunday, November 30th from 2-4 PM and also one hour prior to the auction. The home can also be seen by appointment. So much potential in this 3 bedroom, 2.5 bath home with 2157 square feet plus an unfinished, walkout basement with an additional 1239 square feet. The home sits on 2.87 acres with a creek! If you are looking for a renovation project with lots of upside then this could be the property for you...name your price on auction day! Terms of the auction: Winning bidder will put down \$10,000 on day of auction, balance due at closing by December 31st, 2014, sold as-is. Title search and a survey have already been completed on the property. Seller will consider pre-auction offers. Square footage is per appraiser measurement and acreage is per survey.

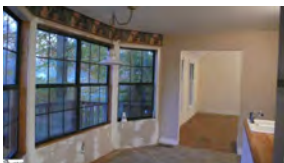
## ADDITIONAL PICTURES



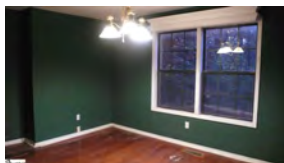
Living Room



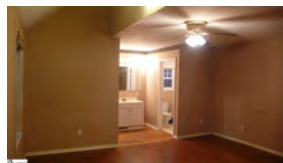
Living Room



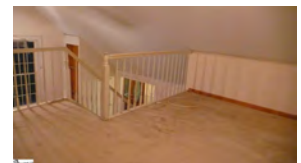
Breakfast Area



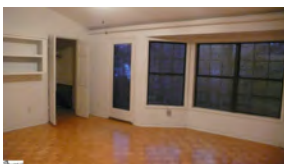
Dining Room



Master Bedroom



Upstairs Loft



Upstairs Bedroom



Unfinished Basement



Back of Home



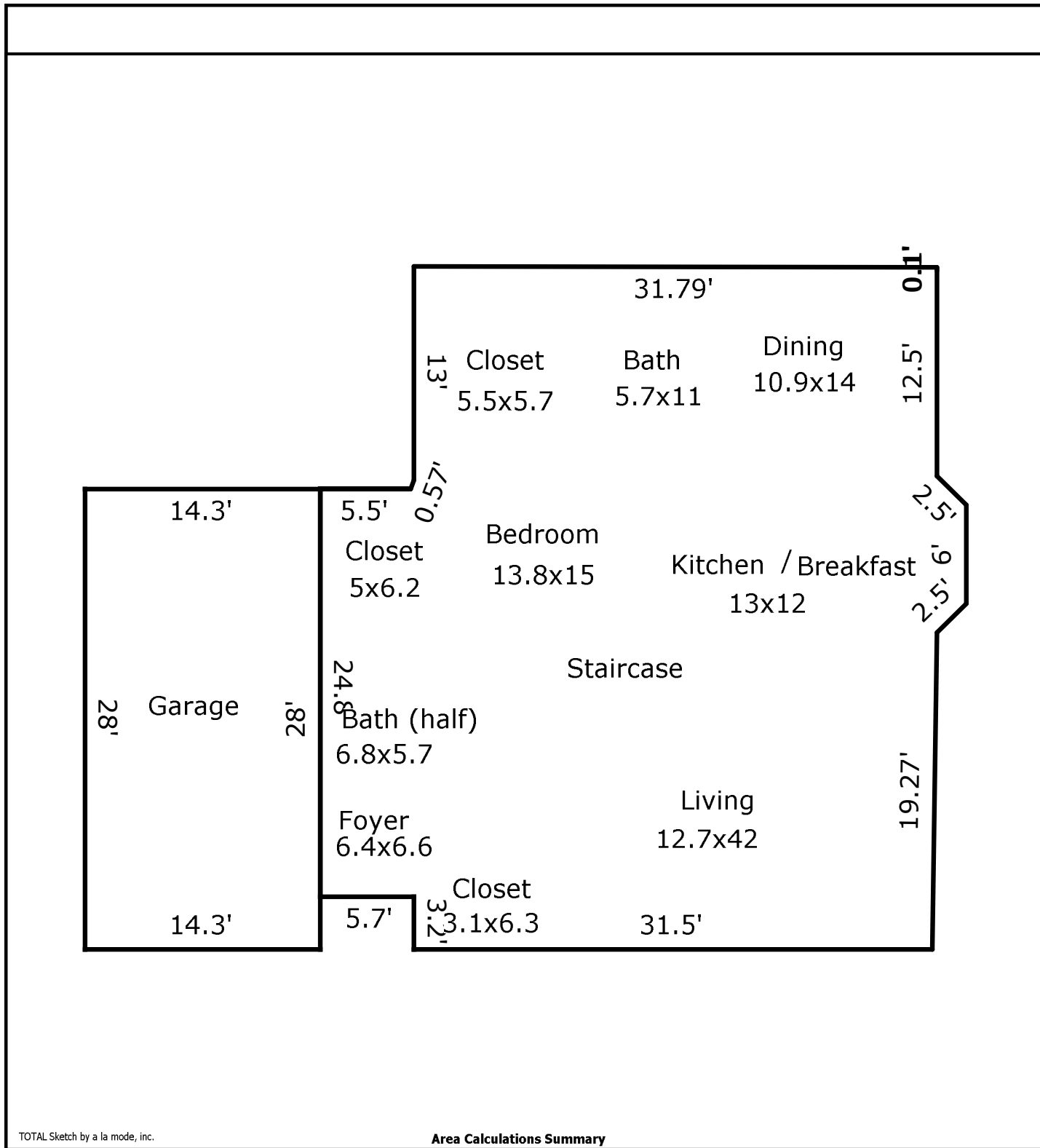
## **DISCLAIMER**

---

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2014

### Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender	Sunil Varghese		



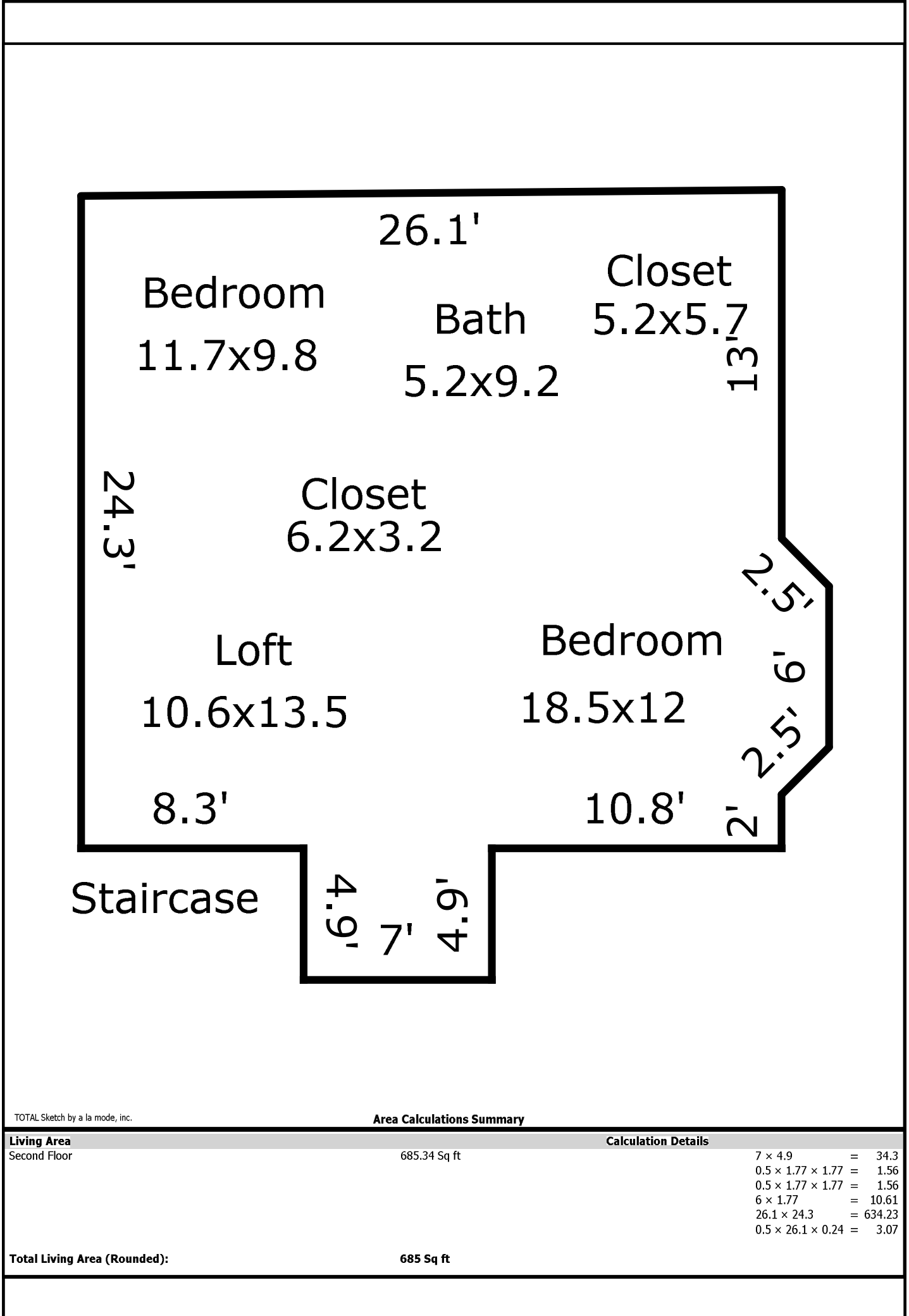
TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area	Calculation Details		
First Floor	1471.65 Sq ft		
		$24.8 \times 5.5$	= 136.4
		$31.5 \times 3.2$	= 100.8
		$0.5 \times 3.2 \times 0.04$	= 0.07
		$31.74 \times 16.07$	= 510.06
		$0.5 \times 16.07 \times 0.22$	= 1.79
		$31.97 \times 1.74$	= 55.72
		$0.5 \times 1.74 \times 1.79$	= 1.56
		$33.76 \times 6$	= 202.56
		$0.99 \times 0.2$	= 0.2
		$0.5 \times 0.54 \times 0.2$	= 0.05
		$14.47 \times 31.79$	= 459.96
		$0.5 \times 31.79 \times 0.06$	= 0.91
		$0.5 \times 1.77 \times 1.77$	= 1.56
<b>Total Living Area (Rounded):</b>	<b>1472 Sq ft</b>		
<b>Non-living Area</b>			
1 Car Attached	400.4 Sq ft	$28 \times 14.3$	= 400.4

### Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender	Sunil Varghese		



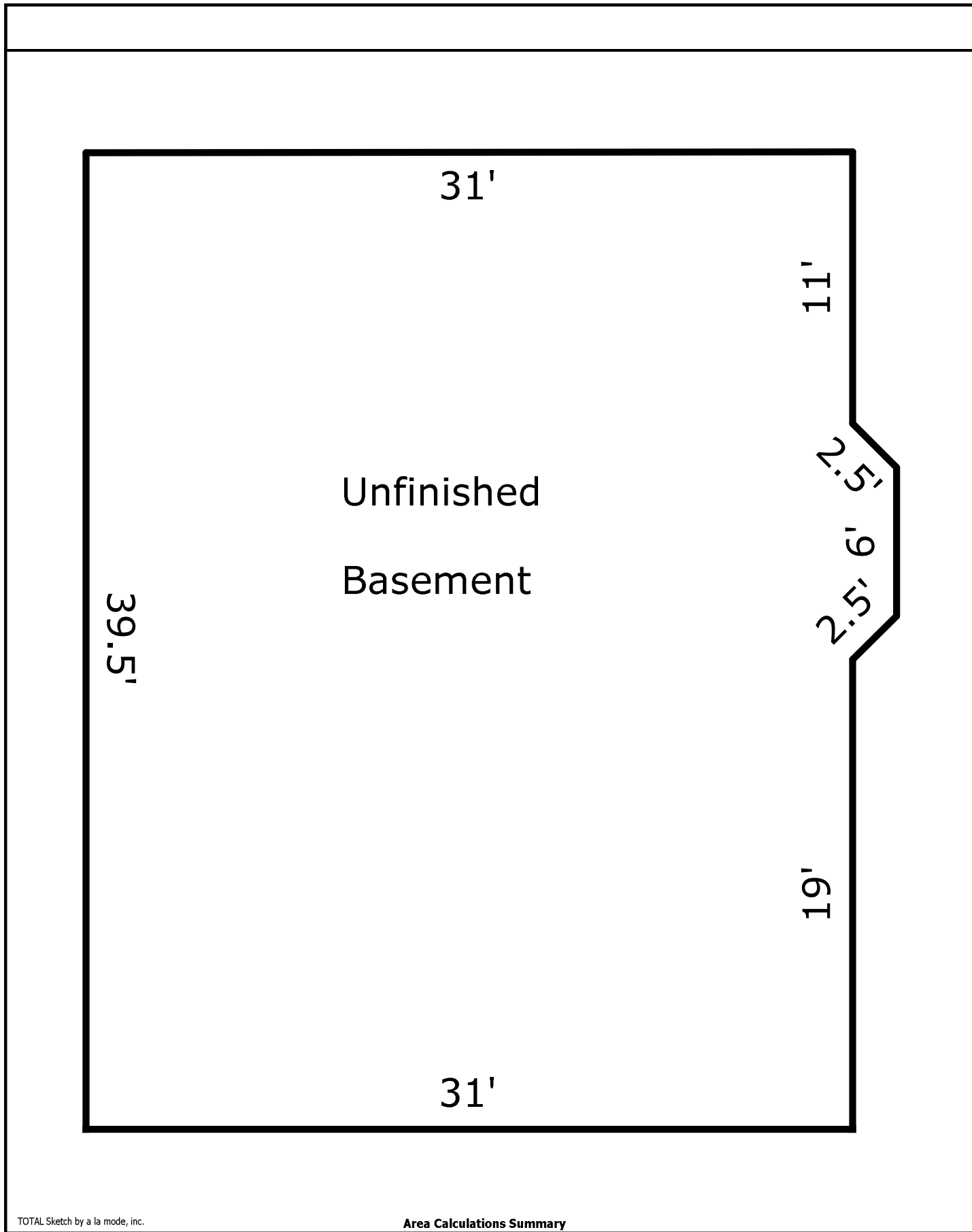
TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area	Calculation Details		
Second Floor	685.34 Sq ft	7 × 4.9	= 34.3
		0.5 × 1.77 × 1.77	= 1.56
		0.5 × 1.77 × 1.77	= 1.56
		6 × 1.77	= 10.61
		26.1 × 24.3	= 634.23
		0.5 × 26.1 × 0.24	= 3.07
<b>Total Living Area (Rounded):</b>	<b>685 Sq ft</b>		

### Building Sketch

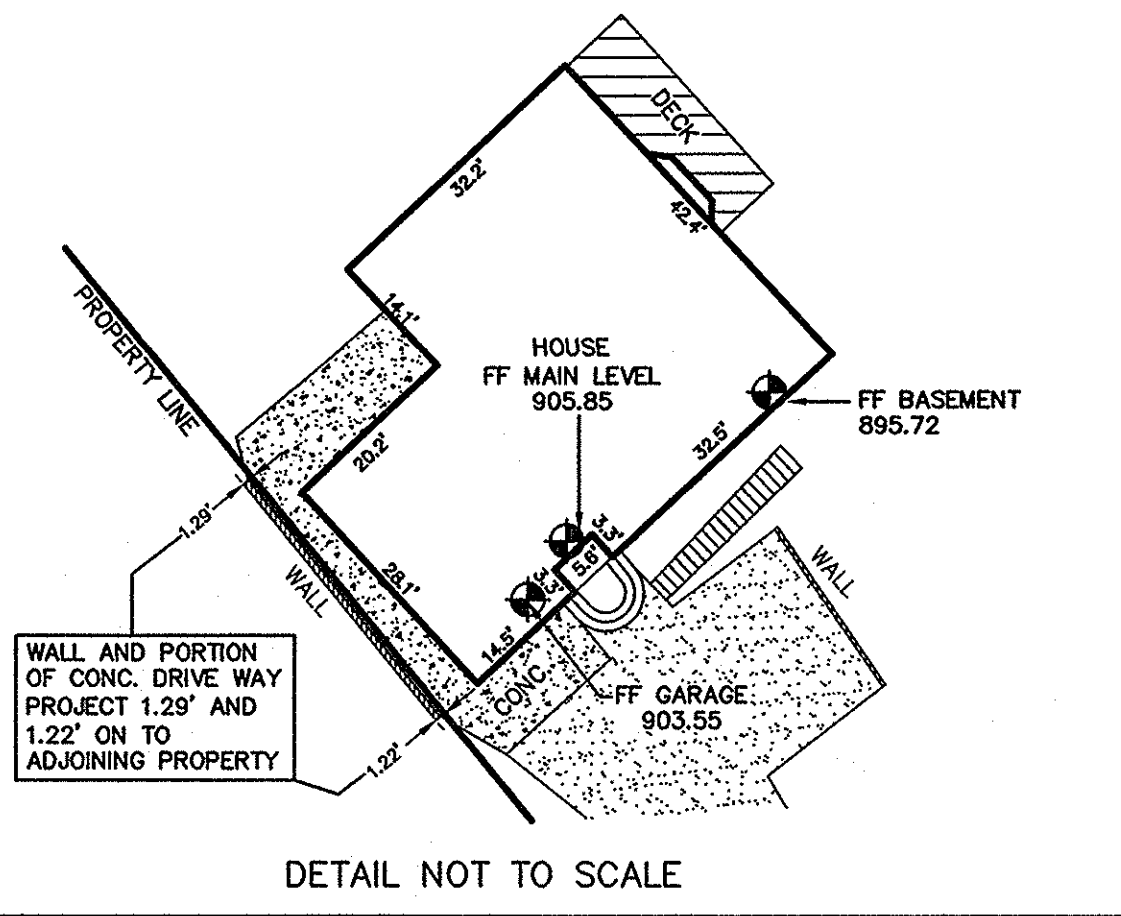
Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender	Sunil Varghese		



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Non-living Area		
Basement	1238.78 Sq ft	
		$0.5 \times 1.77 \times 1.77 = 1.56$
		$0.5 \times 1.77 \times 1.77 = 1.56$
		$6 \times 1.77 = 10.61$
		$31 \times 39.5 = 1224.5$
		$0.5 \times 31 \times 0.04 = 0.55$



DETAIL NOT TO SCALE

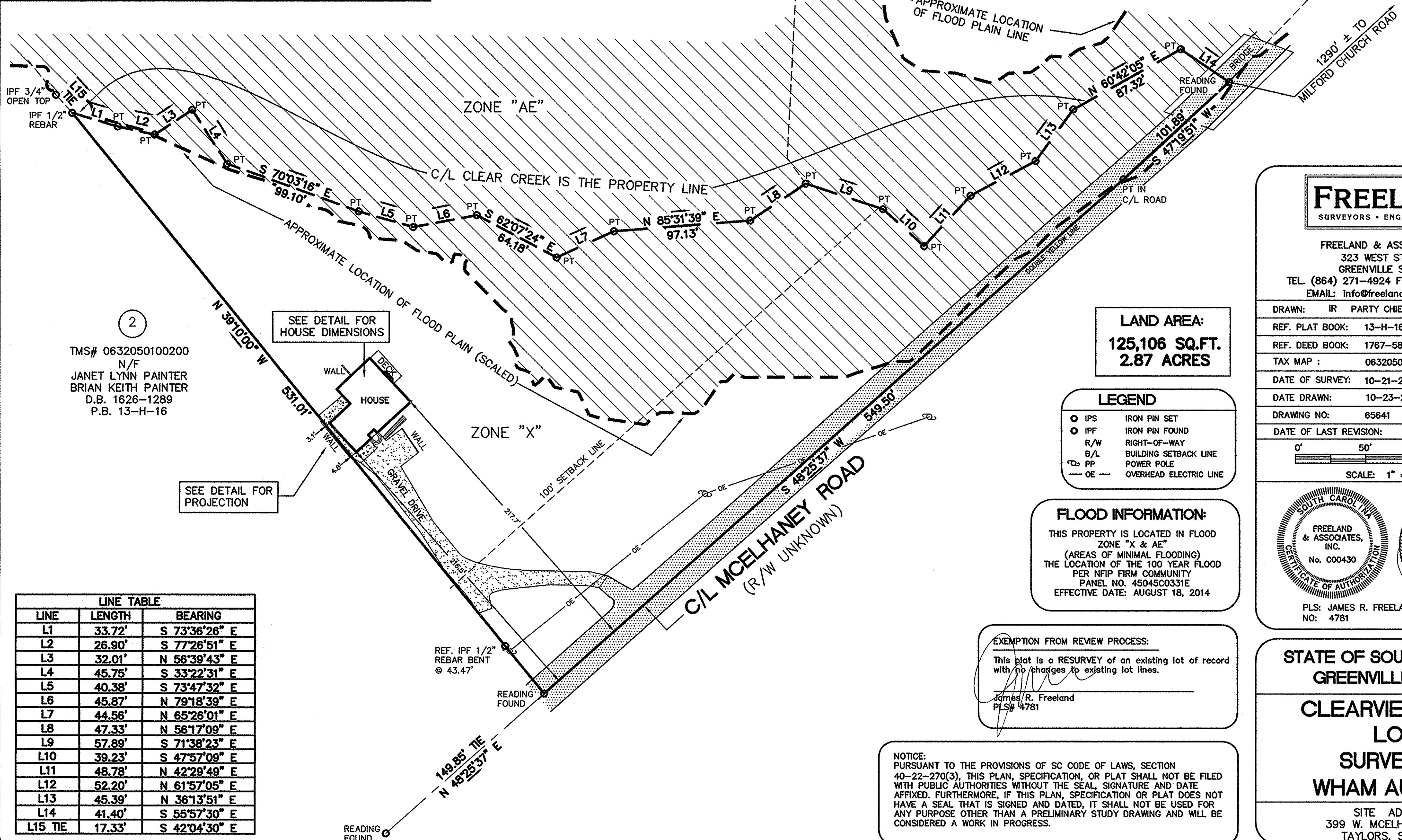
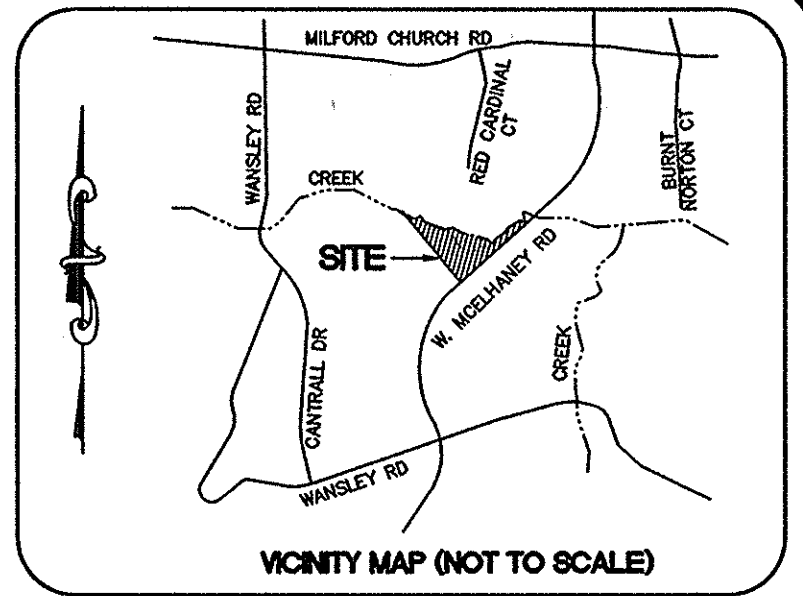
PLAT BOOK 13-H-16

TMS# 0632080102000  
N/F  
CARDINAL POINTE HOMEOWNERS ASSOCIATION  
D.B. 2270-1168  
P.B. 62-42  
DETENTION AREA

TMS# 0632010101302  
N/F  
BRIAN SHAWN COX  
D.B. 1949-757  
P.B. 43-W-41

**SURVEYOR'S NOTES:**

- 1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD, INCLUDING RESTRICTIONS GOVERNING CLEARVIEW ACRES SUBDIVISION.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) SEE SUBDIVISION PLAT RECORDED IN BOOK 13-H PAGE 16 FOR ADDITIONAL NOTES.



TMS# 0632050100200  
N/F  
JANET LYNN PAINTER  
BRIAN KEITH PAINTER  
D.B. 1626-1289  
P.B. 13-H-16

LINE	LENGTH	BEARING
L1	33.72'	S 73°36'26" E
L2	26.90'	S 77°26'51" E
L3	32.01'	N 56°39'43" E
L4	45.75'	S 33°22'31" E
L5	40.38'	S 73°47'32" E
L6	45.87'	N 79°18'39" E
L7	44.56'	N 65°26'01" E
L8	47.33'	N 56°17'09" E
L9	57.89'	S 71°38'23" E
L10	39.23'	S 47°57'09" E
L11	48.78'	N 42°29'49" E
L12	52.20'	N 61°57'05" E
L13	45.39'	N 36°13'51" E
L14	41.40'	S 55°57'30" E
L15 TIE	17.33'	S 42°04'30" E

LAND AREA:  
125,106 SQ.FT.  
2.87 ACRES

- LEGEND**
- IPS IRON PIN SET
  - IPF IRON PIN FOUND
  - R/W RIGHT-OF-WAY
  - B/L BUILDING SETBACK LINE
  - PP POWER POLE
  - OE OVERHEAD ELECTRIC LINE

**FLOOD INFORMATION:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X & AE" (AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45045C0331E EFFECTIVE DATE: AUGUST 18, 2014

**EXEMPTION FROM REVIEW PROCESS:**  
This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.  
James R. Freeland  
PLS# 4781

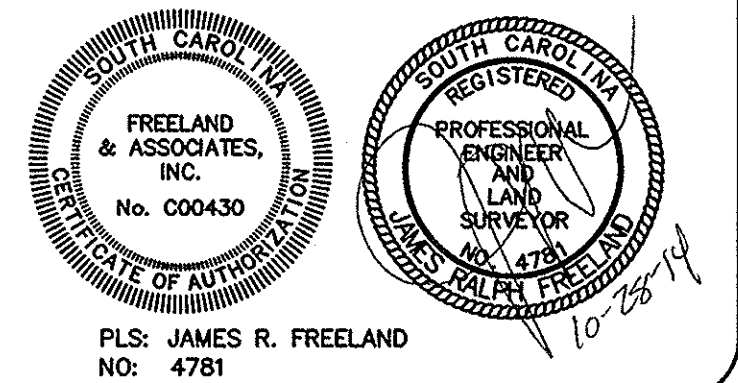
**NOTICE:**  
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN:	IR	PARTY CHIEF:	CB	CHECKED:	MVA
REF. PLAT BOOK:	13-H-16				
REF. DEED BOOK:	1767-587				
TAX MAP :	0632050100100				
DATE OF SURVEY:	10-21-2014				
DATE DRAWN:	10-23-2014				
DRAWING NO:	65641				
DATE OF LAST REVISION:					

SCALE: 1" = 50'



STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
**CLEARVIEW ACRES  
LOT 1  
SURVEY FOR  
WHAM AUCTIONS**  
SITE ADDRESS:  
399 W. MCELHANEY ROAD  
TAYLORS, SC 29687





AUCTIONS • APPRAISALS • REAL ESTATE, LLC

**AUCTION TERMS & REGISTRATION**

1. Bidding is open to the public and will be conducted at public outcry, onsite auction on December 4th, 2014 at Noon. 399 W. McElhaney Rd, Taylors, SC 29687 will sell to the highest bidder on auction day with no reserve. If you are unable to attend the auction please contact the auction firm at least 48 hours prior to the auction 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 \$10,000 earnest money 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 insurable title at closing. The balance of the sales price will be due at closing by December 31<sup>st</sup>, 2014. 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 24 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 any liens, all property taxes pro-rated to the day of closing, & any HOA dues pro-rated to the day of closing. Purchaser to pay all other closing costs required to close, including, but not limited to, deed preparation, deed stamps, and the survey done by Freeland & Associates, Inc for \$900.

---

 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](http://www.whamauctions.com) SCAF 3988

---

 Bidder Number



AUCTIONS • APPRAISALS • REAL ESTATE, LLC

## 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 (\$10,000) \$ \_\_\_\_\_ **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 insurable 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 uninsurable) and to all government statues, 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 5:00 PM on or before December 31st, 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 24 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: \_\_\_\_\_

Property Address: \_\_\_\_\_

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