



# WHAM

AUCTIONS • APPRAISALS • REAL ESTATE, LLC

## **BIDDER INFORMATION**

**for Real Estate located at**

**10 Stone River Way, Taylors, SC 29687**

**Live, Onsite Auction: Thursday, April 18<sup>th</sup>, 2013 at 12 Noon**

### **Preview Dates:**

- **Saturday, March 30<sup>th</sup> from 10 AM – 12 Noon**
  - **Sunday, April 14<sup>th</sup> from 2 PM – 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](http://www.whamauctions.com)

SCAF 3988

Directions: From corner of Pleasantburg Dr & Wade Hampton take Wade Hampton Blvd heading North for approx 5 miles, turn left on St. Marks Rd & then 1st left onto Stone River Way and home will be on the right.

**ALL FIELDS DETAIL**



<b>MLS #</b>	1256486	<b># of Bedrooms</b>	4
<b>Status</b>	Active	<b># of Full Baths</b>	2
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	1
<b>Address</b>	10 STONE RIVER WAY	<b>Garage Capacity</b>	Two
<b>City</b>	Taylors	<b># of Stories</b>	Two
<b>State</b>	SC	<b>Approx Age</b>	11-20
<b>Zip</b>	29687	<b>Garage Type</b>	Attached Garage
<b>Area</b>	013		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$100,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Enable Schedule-It (Y/N)</b>	No	<b>County</b>	Greenville
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	1600-1799
<b>Subdivision</b>	Country View	<b>Tax ID Number</b>	T008010106100
<b>Legal Lot Number</b>	61	<b>Approx # of Acres</b>	0.22
<b>Approx Year Built</b>	1993	<b>Elementary School</b>	Taylors
<b>Middle School</b>	Sevier	<b>High School</b>	Wade Hampton
<b>Agent</b>	<a href="#">SUNIL VARGHESE - Cell: (864) 525-7449</a>	<b>Listing Office 1</b>	<a href="#">Wham AARE, LLC - Main: (864) 801-9468</a>
<b>SA</b>	0%	<b>BA</b>	3%
<b>Variable Rate Com</b>	N	<b>Listing Type</b>	Exclusive Right to Sell
<b>Agency Relationship</b>	Buyer Agent	<b>Listing Date</b>	3/22/2013
<b>Associated Document Count</b>	0	<b>Living Room (Y/N)</b>	Y
<b>Living Room Size</b>	15x16	<b>Dining Room (Y/N)</b>	Y
<b>Dining Rm Size</b>	12x11	<b>Breakfast Room (Y/N)</b>	N
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	13x11
<b>Great Room (Y/N)</b>	N	<b>Den (Y/N)</b>	N
<b>Bonus/Rec Room (Y/N)</b>	N	<b>Florida Room (Y/N)</b>	N
<b>Screened Porch (Y/N)</b>	Y	<b>Screened Porch Size</b>	14x10
<b>Deck (Y/N)</b>	Y	<b>Deck Size</b>	15x12
<b>Patio (Y/N)</b>	N	<b>Laundry (Y/N)</b>	Y
<b>Laundry Size</b>	6x4	<b>Master Bedroom (Y/N)</b>	Y
<b>Master Bedroom Size</b>	16x13	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #2 Size</b>	11x11	<b>Bedroom #3 (Y/N)</b>	Y
<b>Bedroom #3 Size</b>	11x11	<b>Bedroom #4 (Y/N)</b>	Y
<b>Bedroom #4 Size</b>	15x12	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b># of Rooms Below Grade</b>	0
<b># of Bedrooms Main Level</b>	0	<b>Status Date</b>	3/25/2013
<b>HotSheet Date</b>	3/25/2013	<b>Price Date</b>	3/25/2013
<b>Input Date</b>	3/25/2013 2:24:00 PM	<b># Full Baths on Main Lvl</b>	0
<b>Detailed Showing Inst</b>	Call Appointment Center	<b>Showing</b>	Call Specified Appointment Center
<b>Contact # for Appts</b>	(864) 467-0000	<b>Directions</b>	From corner of Pleasantburg Dr & Wade Hampton take Wade Hampton Blvd heading North for approx 5 miles, turn left on St. Marks Rd & then 1st left onto Stone River Way and home will be on the right.
<b>Update Date</b>	3/25/2013	<b>Cumulative DOM</b>	3
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Original Price</b>	\$100,000	<b>Days On Market</b>	3

**FEATURES**

<b>STYLE</b>	Traditional	<b>INTERIOR FEATURES</b>	Cable Available Ceiling Fan	<b>HEATING SYSTEM</b>	Multi-Units Natural Gas	<b>DOCUMENTS WITH OFFER</b>	Copy Earnest Money Check Specified Sales Contract
<b>EXTERIOR FINISH</b>	Vinyl Siding	<b>MRBED FEATURES</b>	Full Bath Master on 2nd Lvl Tub/Shower	<b>COOLING SYSTEM</b>	Central Forced Electric	<b>ON INTERNET</b>	Yes
<b>LOT DESCRIPTION</b>	Level Some Trees	<b>SPECIALTY ROOM</b>	Walk-in Closet	<b>FLOORS</b>	Carpet Parquet Vinyl	<b>GARBAGE PICKUP</b>	Private
<b>FOUNDATION</b>	Crawl Space					<b>DRIVEWAY</b>	Paved
<b>BASEMENT</b>						<b>CONDO REGIME INCLUDES</b>	

**FEATURES**

None	<b>LAUNDRY LOCATION</b>	<b>WATER</b>	None
<b>EXTERIOR FEATURES</b>	2nd Floor	Public	<b>AMENITIES INCLUDE</b>
Deck	Closet Style	<b>SEWER</b>	Club House
Porch-Front	<b>APPLIANCES</b>	Public	Common Areas
Porch-Screened	Dishwasher	<b>WATER HEATER</b>	Lights
Vinyl/Aluminum Trim	Disposal	Gas	Pool
<b>ROOF</b>	Cook Top-Electric	<b>STORAGE SPACE</b>	<b>SHOWING</b>
Composition Shingle	Oven-Electric	Garage	Appointment Only
<b>GARAGE FEATURES</b>	<b>FIREPLACE</b>	<b>DOCS ON FILE</b>	<b>ADDITIONAL FEES</b>
Door Opener	Wood Burning Fireplace	None	HOA Mgmt Transfer Fee

**FINANCIAL**

<b>Total Taxes</b>	1216.00	<b>Tax Year</b>	2012
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	275
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>HOA Contact Name/#</b>	Donna Banks/864.292.1458	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	Y

**MEMBER REMARKS**

In order to receive a commission you must register your client prior to the start of the auction. See associated docs for bidder's packet which contains the form to register your clients, the terms & conditions of the auction, and the auction contract. if you would like to submit a pre-auction offer you may do so but it must be done on the auction contract and under the same terms and conditions - contact Sunil at (864) 525-7449 with any questions. To show call the appointment center at (864) 467-0000 - home is on Supra lockbox.

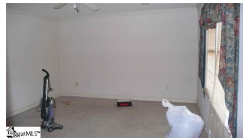
**REMARKS**

AUCTION! LIST PRICE IS FOR SEARCH PURPOSES ONLY - THIS HOME WILL BE SOLD AT A LIVE, ONSITE AUCTION TO THE HIGHEST BIDDER AT OR ABOVE \$55,000 ON APRIL 18TH, 2013 AT 12 NOON! Don't miss this incredible opportunity to purchase in a great neighborhood where the home sales within the past 12 months ranged from \$162,500 to \$269,900. This home features 4 bedrooms, 2.5 baths with an attached 2 car garage and is approximately 1790 square feet! You'll enjoy the screened in porch and deck and level back yard. So much potential in this home and zoned to top notch schools including award winning Wade Hampton High School. Terms of Auction: Home sold as-is, 5% down day of auction and balance due at closing within 30 days, 10% buyer's premium added to high bid to determine final contract price (ex: If the high bid is \$100,000 then the 10% buyer's premium will be \$10,000 making contract sales price \$110,000). See bidder's packet for complete terms & conditions, auction contract, etc. There will be a preview on Saturday, March 30th from 10-12 Noon, Sunday, April 14th from 2-4 PM & also 1 hr prior to the auction. All pre-auction offers are encouraged and will be considered.

**SYNDICATION REMARKS**

AUCTION! LIST PRICE IS FOR SEARCH PURPOSES ONLY - THIS HOME WILL BE SOLD AT A LIVE, ONSITE AUCTION TO THE HIGHEST BIDDER AT OR ABOVE \$55,000 ON APRIL 18TH, 2013 AT 12 NOON! Don't miss this incredible opportunity to purchase in a great neighborhood where the home sales within the past 12 months ranged from \$162,500 to \$269,900. This home features 4 bedrooms, 2.5 baths with an attached 2 car garage and is approximately 1790 square feet! You'll enjoy the screened in porch and deck and level back yard. So much potential in this home and zoned to top notch schools including award winning Wade Hampton High School. Terms of Auction: Home sold as-is, 5% down day of auction and balance due at closing within 30 days, 10% buyer's premium added to high bid to determine final contract price (ex: If the high bid is \$100,000 then the 10% buyer's premium will be \$10,000 making contract sales price \$110,000). See bidder's packet for complete terms & conditions, auction contract, etc. There will be a preview on Saturday, March 30th from 10-12 Noon, Sunday, April 14th from 2-4 PM & also 1 hr prior to the auction. All pre-auction offers are encouraged and will be considered. For more details contact Sunil Varghese at (864) 525-7449.

**ADDITIONAL PICTURES**



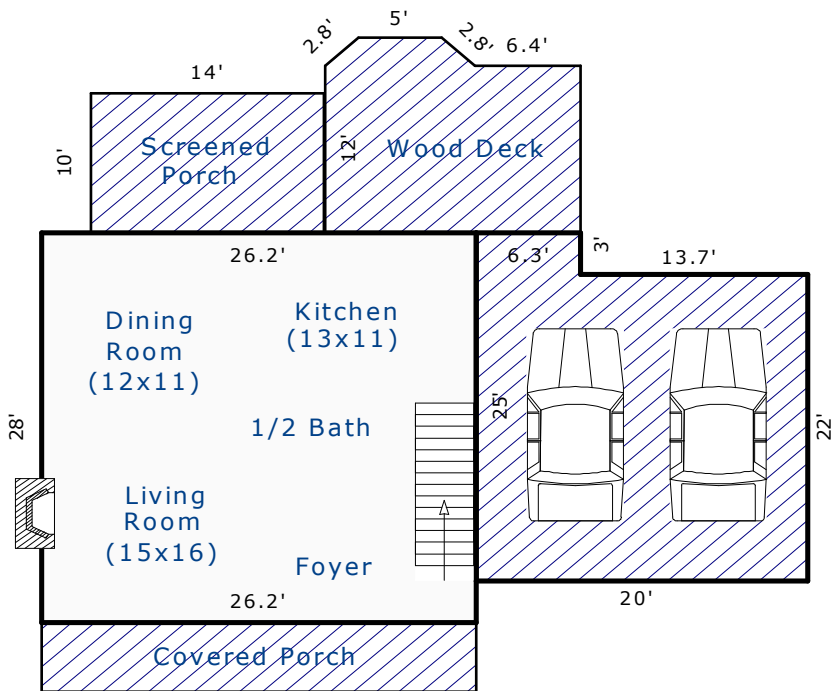


**DISCLAIMER**

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

### Building Sketch

Client				
Property Address 10 Stone River Way				
City	Taylors	County	Greenville	State SC Zip Code 29687
Borrower				



Sketch by Apex Sketch v5 Standard™

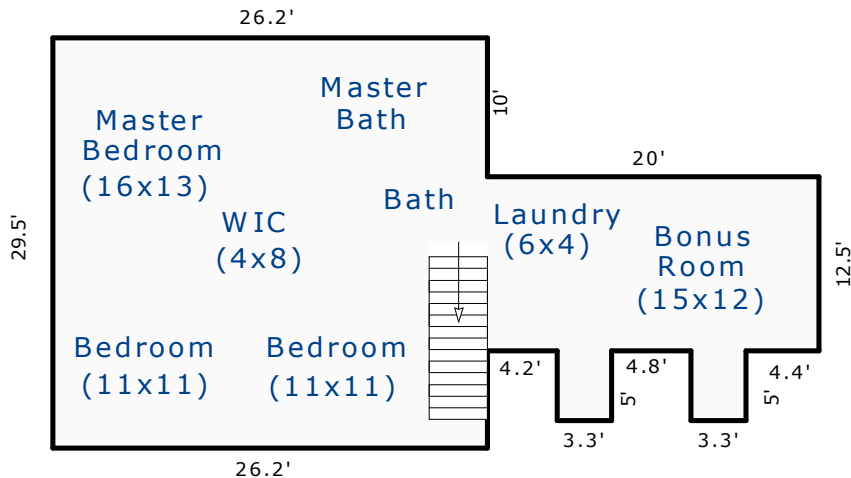
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	733.60	733.60
GAR	2 Car Garage	458.90	458.90
P/P	Covered Porch	131.00	
	Screened Porch	140.00	
	Wood Deck	198.80	469.80
Net LIVABLE Area		(rounded)	734

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	26.2 x 28.0	733.60
1 Item	(rounded)	734

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Client				
Property Address 10 Stone River Way				
City	Taylors	County	Greenville	State SC Zip Code 29687
Borrower				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	1055.90	1055.90
Net LIVABLE Area		(rounded)	1056

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Second Floor		
3.3 x	5.0	16.50
10.0 x	26.2	262.00
7.0 x	26.2	183.40
5.0 x	3.3	16.50
12.5 x	46.2	577.50
5 Items	(rounded)	1056



<i>Market Area</i>	006148	<i>Number of Half Baths</i>	0
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**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 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.

Map Scale  
**1 inch = 51 feet**





## **AUCTION TERMS & REGISTRATION**

1. Bidding is open to the public and will be conducted in a live, onsite auction on April 18th, 2013 at 12:00 noon. The home will be sold to the highest bidder above \$55,000 on auction day. If you are unable to attend the auction please contact 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 sign and date this form and return to the WHAM office prior to the start of the auction.
3. By registering and bidding, the bidders acknowledge they understand and agree to the terms of the auction.
4. All property sells in “as-is, where is” condition without guarantee or warranty as to suitability for use.
5. Increments of bidding are at the direction and discretion of the Auctioneer and Auction Firm.
6. 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.
7. 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.

8. 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.

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

10. 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.

11. 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 live auction any and all announcements made from the auction block take precedence over all other verbal, printed, announced and/or distributed information.

12. 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 register their client in writing with WHAM AARE, LLC. 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.

13. 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.

14. Closing Costs: Seller will pay all back taxes (if any), pro-rated property taxes and HOA dues for 2013, and any liens against the property. Purchaser to pay all other closing costs required to close, including deed preparation and deed stamps.

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Name (Print)

Phone Number

---

Signature

Date

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



AUCTIONS • APPRAISALS • REAL ESTATE, LLC

## REAL ESTATE CONTRACT FOR SALE

A contract to purchase is offered this \_\_\_\_ day of \_\_\_\_\_, 2013, 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 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 \_\_\_\_\_  
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.
- There are NO exceptions to this policy and NO verbal registrations will be accepted

Auction Date: **Thursday, April 18<sup>th</sup>, 2013 at Noon – Live, Onsite**

Property Address: **10 Stone River Way, Taylors, SC 29687**

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](mailto:sunil@whamauctions.com)

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