

## Buyers Registration

All advertising information and other materials related to this transaction are subject to the terms and conditions outlined in the Offer to Purchase agreement. ANNOUNCEMENTS MADE BY PICKETT AUCTION SERVICE AND OR REALTOR DURING THE TIME OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY AND ALL PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS" basis, and no warranty or representation, either expressed or implied concerning the property is made by the Realtor or Pickett Auction Service. Each potential bidder is responsible for conducting their own independent inspections, investigation, inquiries, due diligence, tests, surveys and other studies concerning the property, prior to the auction. All advertising information is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller, Pickett Auction Service or Realtor. All sketches and dimensions of the property are approximate. Except for any express warranties set forth in the sale documents, purchaser accepts the property "AS IS" and purchaser assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller, Auction Company and Realtor make no warranty or representations, express or implied or arising by operation of the law, including any warranty of merchantability of fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller, Pickett Auction Service or the Realtor be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller, Auction Company and Realtor reserve the right to preclude any person's credentials, fitness, etc. All decisions of the Auctioneer are final. Any announcements made the day of the auction take precedence over all printed material or any other oral statements made. Property will be sold to the highest bidder day of auction with Owner's confirmation. The successful bidder will be required to make a \$7,500.00 non-refundable earnest money deposit at the close of the auction. **Closing must take place on or before August 20, 2008.** Owner will provide Standard Owners title insurance to Buyer. Escrow closing will be split 50-50 between Buyer and Seller. A 6% buyer's premium will be charged. Possession will be given upon closing & recording. All potential Buyers must be interviewed & approved by Silvercrest Estates Management prior to purchasing house.

Property Address: 516 D Street, Nampa Idaho, Silvercrest Estates

BUYERS NAME (Print) \_\_\_\_\_ Date: \_\_\_\_\_

BUYERS SIGNATURE \_\_\_\_\_

BROKER/AGENT \_\_\_\_\_ Date: \_\_\_\_\_

BROKER/AGENT PHONE NUMBERS \_\_\_\_\_

Pickett Auction Service  
18968 Lonkey Lane.  
Caldwell, ID 83607  
208-455-1419

Silverhawk Realty  
2805 Blaine Ste. 200  
Caldwell, ID 83605  
208-459-4326