

TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY
This is a Public Pricing® Opportunity-The Public Will Determine The Price

17906 Aberdeen Way, Boca Raton Florida 33496
Parcel ID 00424633030001910

1. This property is being sold through a Public Pricing® Opportunity: **There are no minimums or reserves set by the seller on this property.** This sale is being conducted so the family can settle the estate of their parents. **HOME CAN BE PURCHASED FULLY FURNISHED OR UNFURNISHED** (excluding some personal items) There is a mortgage on the property and the bank is working in cooperation with, Public Pricing, LLC and DeFalco Real Estate Group to help get the property sold by June 14th. If the final bid is not enough to pay off the mortgage and expenses of the sale, the successful bidder will have the **EXCLUSIVE RIGHT and OPTION** to contract with the seller at **their final bid amount**, and work with DeFalco Real Estate Group and the bank on an approval to discount the mortgage, and allow the closing to take place. The amount of the mortgage balance is currently \$877,652.
2. The terms of sale for this Public Pricing® opportunity are:
 - A. **Offers are NOW being accepted and considered! The deadline for bids is June 14th at 11 AM EST.**
 - B. To make an offer you must fill out and complete the "Letter of Interest" form.
 - C. **Seller reserves the right to accept any offer prior to the June 14th deadline and cancel this sale.** Time is of essence for buyers.
 - D. On **June 14th at Noon the Seller will make their final decision on which bidder they wish to enter into a binding purchase agreement with.**
 - E. No one is bound by any agreements whatsoever until a "Purchase Agreement" is agreed to and signed by all parties.
 - F. Letter of Interest form must be emailed to fred@publicpricing.com or faxed to 888-300-2136.
 - G. Property Preview: **You must pre-register in order to view this property.** Use the **property preview form** and email it to fred@publicpricing.com or fax it to 888-300-2136. Saint Andrews Country Club takes security very serious, only register guest are allowed in the community.
 - H. **All preview dates are subject to change, do not attend without being pre-registered. If you are not pre-register will not be aware of any changes in the previews.**
3. All questions about this Public Pricing® Opportunity or sales process should be sent to fred@publicpricing.com or call (561) 922-7424.
4. The Seller has engaged the services of Public Pricing®, LLC to provide marketing and advertising for this property. The property is listed with DeFalco Real Estate Group an authorized agent of the Public Pricing® sales system.

Place Initials Here

Public Pricing® LLC. 5901 NE 7th Avenue, Boca Raton, FL 33487 561-922-7424
This form and the sales system is protected by Registered Copyright ® info@publicpricing.com

5. Public Pricing ® LLC, has had the home inspected by a local home inspection company and will provide that inspection to prospective buyers once they submit a letter of interest. This inspection is for reference only and should not be any substitute for a potential new owner to conduct their own due diligence and inspections. Potential new owners may conduct their own inspection and due diligence at any time prior to June 14th.
6. Public Pricing® LLC and DeFalco Real Estate Group are not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless Public Pricing® LLC, DeFalco Real Estate Group, and all parties related to this transaction. Purchasing real estate is a legal transaction, if not fully understood, buyer should seek legal counsel.
7. These terms and conditions may be changed or modified at any time by being published on www.publicpricing.com. Information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner's satisfaction.

By signing these terms and conditions you are agreeing that you have read them and fully understand the terms and conditions. If there is not a total understanding of these terms do not sign this until you call and get clarification and/or seek legal counsel.

Potential New Owners Signatures:

Sign Here: _____

Printed Name: _____

Sign Here: _____

Printed Name: _____

Preview Registration Form

17906 Aberdeen Way, Boca Raton, Florida 33496

It is understood that no one will be permitted to view the home unless they have filled out this registration form and submitted it as instructed below prior to the desired showing date and time. You must also say how many will be with attending the preview.

PROPERTY PREVIEW DATES & TIMES: Please circle the date you want to preview:

Wednesday May 24th 4 to 7 PM

Saturday June 3rd 12 to 4 PM

Saturday May 27th 12 to 4 PM

Wednesday June 7th 4 to 7 PM

Tuesday May 30th 5 to 7:00 PM

Saturday June 10th 12 to 4 PM

ONLY PRE-REGISTERED GUEST WHO HAVE SUBMITTED THIS FORM WILL BE PERMITTED TO VIEW THIS HOME. Dates and times are subject to change, if you have not registered you will not be informed.

Name: _____ Number of Others Attending _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Home Address: _____

City: _____ State: _____ Zip: _____

**You must submit this form with a copy of your driver's license, or other government photo identification and the initialed terms & conditions.*

Signature

Date

You must submit this form with a copy of your driver's license, or other government photo identification. Also you must submit it with the signed terms & conditions of the sale. It must be emailed to fred@publicpricing.com or you may fax it to 888-300-2136

Thank you for your interest in this opportunity. All questions about this Public Pricing® Opportunity or sales process should be sent to fred@publicpricing.com or call Fred at (561) 922-7424.

Letter of Interest Form
Due on or before June 14th 2017 by 11:00 AM EST

17906 Aberdeen Way, Boca Raton Florida 33496
Parcel ID 00424633030001910

It is understood that this Letter of Interest form is not binding upon any party until a Purchase Agreement is agreed to and executed by all parties.

Public Pricing®, LLC and the Seller have a scheduled meeting for Wednesday June 14th at Noon to review all Letters of Interest Forms. The Seller will decide at that meeting which potential new owner they choose to enter into a binding purchase agreement with.

IN ORDER FOR YOUR LETTER OF INTEREST TO BE CONSIDERED BY THE SELLER IT MUST CONTAIN THE MINIMUM INFORMATION BELOW.

Below is the minimum information required. The more information you give to the Seller the more it will strengthen the consideration of your letter of interest. Additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters if you need a mortgage to close. Higher deposit amounts you are willing to give (minimum will be 10% of your winning bid amount,) speedy but flexible closing options, etc. The more information you include increases your chances of being the successful buyer.

Price you will pay for the house Unfurnished: _____

Price you will pay for the house Furnished: _____

Down Payment: _____ (due when you execute the Purchase Agreement, the minimum of 10% of your price,) the higher the deposit, the more consideration your letter of interest will receive

Financing required? Y / N (circle one) If Yes: Amount of mortgage needed:\$_____.

Closing Date? When would you want the closing to be? _____

Any additional information you want the seller to know?

Initials Here

Initials Here

Letter of Interest Form

Name (s) you will purchase the property under? _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Home Address: _____

City: _____ State: _____ Zip: _____

You must submit this form with a copy of your driver's license, or other government photo identification along with the signed terms & conditions of the sale if not previously submitted.

It must be emailed to fred@publicpricing.com or you may fax it to 888-300-2136

Potential New Owners Signatures:

Sign Here: _____

Printed Name: _____

Sign Here: _____

Printed Name: _____

If you do not understand this information and have a total understanding of the terms, do not send this form until you call and get clarification and/or seek legal counsel.

All questions about this Public Pricing® Opportunity or sales process should be sent to fred@publicpricing.com or call Fred at (561) 922-7424.

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