

## TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY

### This is a Public Pricing® Opportunity

- 1) The home: 263 Fox Run Road, Beech Mountain, NC 28604, Legal: A 1.17 Acre Portion of Deed Book 417, Page 459 Avery County Registry. Assessors Parcel ID 1859-06-47-7938-00000
- 2) Additional One Acre Lot Across Street: Lot 10 Fox Run Estates Plat 1, Beech Mountain, NC 28604 Assessors Parcel ID 1859-06-47-6752-00000

1. This property is being sold through a Public Pricing® Opportunity: **THE PROPERTY WILL BE SOLD ON, MAY 30<sup>TH</sup> 2016.**
2. The terms of sale for this Public Pricing® opportunity are:
  - A. All offers due on or before **May 30<sup>th</sup> 2016 by 11 AM EST.**
  - B. To make an offer you must fill out and complete the "Letter of Interest" form.
  - C. Terminal Illness forces this sale; the Owner will make a final decision on the buyer they wish to enter into a purchase agreement with no later than May 30<sup>th</sup>.
  - D. No one is bound by any agreements whatsoever until a "Purchase Agreement" is agreed to and signed by all parties.
  - E. Offers are being accepted now. Seller reserves the right to accept any offer prior to the May 30th deadline and cancel this sale. Time is of essence for buyers.
  - F. Offers should be emailed to [fred@publicpricing.com](mailto: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](mailto:fred@publicpricing.com) or fax it to 888-300-2136
  - H. The offer you submit may be for the home only, lot only, or both the house and the lot.
  - I. Your offer can be made to purchase the home either totally furnished or unfurnished. If you are the successful buyer and will be purchasing the home totally furnished it will be subject to the owner's exclusion list of some personal items.
3. All questions about this Public Pricing® Opportunity or sales process should be sent to [fred@publicpricing.com](mailto:fred@publicpricing.com) or call (561) 922-7424.
4. The Seller has engaged the consulting services of Public Pricing®, LLC to provide marketing and advertising for this property. The property is listed with an authorized local agent of the Public Pricing® sales system. The local agent chosen is Ron Kent with Century 21 Elliott Properties. The Owner will decide which potential new owners to work with. The decision by the Owner, on which potential new owners to work with will be based on many factors-NOT JUST PRICE.
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.

6. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
7. Public Pricing® LLC and Century 21 Elliott Properties 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, Century 21 Elliott Properties and all parties related to this transaction. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
8. These terms and conditions may be changed or modified at any time by being published on [www.publicpricing.com](http://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 them until you call and get clarification and/or seek legal counsel.

Potential New Owners Signatures:

X \_\_\_\_\_  
Print Name: \_\_\_\_\_ Date \_\_\_\_\_

X \_\_\_\_\_  
Print Name: \_\_\_\_\_ Date \_\_\_\_\_

Public Pricing® LLC.1601 NW 13<sup>th</sup> Street Boca Raton, FL 33486 561-922-7424  
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## Preview Registration Form

- 1) The home: 263 Fox Run Road, Beech Mountain, NC 28604, Legal: A 1.17 Acre Portion of Deed Book 417, Page 459 Avery County Registry. Assessor's Parcel ID 1859-06-47-7938-00000
- 2) Additional One Acre Lot Across Street: Lot 10 Fox Run Estates Plat 1, Beech Mountain, NC 28604 Assessor's Parcel ID 1859-06-47-6752-00000

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 state how many will be with you.

### PROPERTY PREVIEW DATES & TIMES:

Please circle the date you want to preview the home:

Wed: May 11th 4-6

Sat: May 14th 4-6

Sun: May 15th 1-3

Wed: May 18th 4-6

Sat: May 21st 4-6

Wed May 25th 4-6

Sat May 28th 2-5

Sun May 29th 2-5

Mon 30th 12-4 PM

ONLY PRE-REGISTERED GUEST WHO HAVE SUBMITTED THIS FORM WILL BE PERMITTED TO VIEW THE HOME ON THE ABOVE DATE SELECTED.

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, passport, or other government photo identification and initialed terms & conditions.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*You must submit this form with a copy of your driver's license, passport, 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](mailto: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](mailto:fred@publicpricing.com) or call Fred at (561) 922-7424.*

***Letter of Interest Form***  
***Due on or before May 30<sup>th</sup> 2016 by 11:00 AM EST***

- 1) The home: 263 Fox Run Road, Beech Mountain, NC 28604, Legal: A 1.17 Acre Portion of Deed Book 417, Page 459 Avery County Registry. Assessors Parcel ID 1859-06-47-7938-00000
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**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 Owners have a scheduled meeting for Monday May 30th AT 6:00 P.M. to review all Letters of Interest Forms. The Owners will decide at that meeting which potential new owners they choose to enter into a binding purchase agreement with. The attached purchase agreement will be the agreement used for the purchase. If you submit this form you are agreeing that you have read the purchase agreement and understand it will be the one being sent to you for execution if you are the successful buyer. If you do not understand the purchase agreement and have a total understanding of the terms do not send this form until you call and get clarification and/or seek legal counsel.

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

You should provide additional information other than the minimum required. The more information you provide to the Owners the more it will strengthen the consideration of your letter of interest with the owners. The additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters if you need a mortgage to close (purchase will not be able to be contingent on a mortgage,) higher deposit amounts than the minimum 20% required, speedy but flexible closing options, etc. This is a very personal sale for the owner, this home was very personal and precious to them and their family, the more personal information you include about yourself could only increase your chances of being the successful buyer.

**Price you will pay for the house:** \_\_\_\_\_

**Price you will pay for the lot:** \_\_\_\_\_

**Down Payment:** \_\_\_\_\_ (due when you execute the Purchase Agreement, the minimum of 20% 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: \_\_\_\_\_, please understand the sale will not be contingent on a mortgage.

**Please state here special terms desired, a personal note, additional information, do you want the home fully furnished, unfurnished, owner financing desired, etc. Additional information may be added on a separate sheet of paper when you submit this form.**

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**Closing Date?** When would you want the closing to be? \_\_\_\_\_

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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, passport, or other government photo identification along with the signed terms & conditions of the sale unless you have previously submitted your ID and the terms and conditions. It must be emailed to [fred@publicpricing.com](mailto:fred@publicpricing.com) or you may fax it to 888-300-2136***

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**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](mailto:fred@publicpricing.com) or call Fred at (561) 922-7424.

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