

TERMS AND CONDITIONS OF THE AUCTION #1107

REALTY MARKETING/NORTHWEST AUCTION INFORMATION OFFICE

Corporate Office:
522 SW Fifth Avenue, Suite 1250
Portland, Oregon 97204

Washington Office:
2908 228th Avenue S.E., Suite B
Sammamish, Washington 98075

Phones (during regular business hours - 8:30 AM to 5:00 PM Pacific Daylight/
Standard Time)

Portland Metro Area	(503) 228-3248
Elsewhere	(800) 845-3524
Facsimile	(503) 242-1814

Email: info@rmnw-auctions.com

ON-SITE INSPECTION AND SUPPLEMENTAL INFORMATION PACKAGES

More detailed information is available for each property. Supplemental Information Packages include all of the pertinent data provided by Sellers on the properties. To purchase supplemental information call the Auction Information Office and charge your purchase on Visa or MasterCard.

Hard Copy Supplemental Information Packages \$15 each
Individual Supplemental Information Package (CD) \$ 5 each
Email (up to 5 properties) No Charge

MINIMUM BIDS

Auction Properties 102 and 111 are being offered with No Minimum Bid. This means the Seller has established no Minimum or Reserve, and the property will be sold to the high bidder, subject to terms and conditions of the Auction.

PUBLISHED RESERVES

The remaining properties are offered with a Published Reserve price. This means that when the bidding reaches, or exceeds, the amount of the Published Reserve Price, Seller is committed to sell the property to the high bidder. Should the bidding fail to reach the amount of the Published Reserve price, then the Seller reserves the right to accept, counter or reject the high bid no later than five business days following the Auction.

SEALED BIDS DUE

Sealed Bids are due December 6, 2011. Sealed Bids must be received no later than 5:00 p.m. on the bid date. Bids must be accompanied by a certified or cashiers check, in the amount of 10% of the bid deposit, made payable to Realty Marketing/Northwest Client Trust Account (RM/NW CTA) as earnest money deposit. Due diligence must be completed prior to bid submission. Bidders will be notified of acceptance or rejection of bids no later than December 13, 2011. Unsuccessful Bidders' earnest money deposits will be returned within three (3) business days of Seller's rejection.

Earnest money deposit from the successful Bidder will be considered earned and become non-refundable liquidated damages in the event of Buyer default.

FINANCING

The seller is offering financing subject to their approval of Buyer's credit. In order to apply for Seller Financing, a credit application must be submitted with bids. See Supplemental Information Package for details.

COOPERATING BROKERS

Broker cooperation is invited. A commission equal to 2% will be paid to the real estate agent whose Buyer closes on the purchase of any Auction Property. The real estate agent must be a broker currently licensed by his/her state of residence or a salesperson licensed under such broker. Cooperating broker commission will be paid only upon close of escrow. Cooperating brokers will not share in any payment of liquidated damages.

No real estate agent will be recognized for a Buyer where that Buyer has previously contacted, or been contacted by, the Seller or Realty Marketing/Northwest concerning the Auction Property purchased. No commission will be paid to any real estate agent participating as a principal in the purchase of the property. The commission will be earned and paid only upon the full and final closing by the Buyer on the conveyance of the property and the receipt of the full purchase price by Seller. No exceptions to this procedure will be made and no oral registrations will be accepted.

CLOSING

All sales must close within 45 days of the Sellers Acceptance, unless extended by the Seller in writing. Prior to making a bid, refer to the Supplemental Information Package with regard to customary closing costs including, but not limited to, recording fees, normal prorations, title fees, transfer and/or excise taxes (if applicable), sales tax on personal property (if applicable), local improvements and irrigation district assessments (if applicable), and document preparation fees. Buyers will be responsible for any real estate compensation taxes or rollback taxes and penalties as a result of a change in use or designation of the property including, but not limited to, a change from open space, agriculture forest land or recreational.

For the properties being offered for sale with No Minimum Bid, the Buyer will be required to pay all customary closing costs, including, but not limited to title insurance premiums and sales tax thereon (if any), full escrow fees, back taxes and penalties (if any), Local Improvement and Irrigation District assessments (if any), and State Excise taxes.

ADDITIONAL CONDITIONS

(A) No claim will be considered for allowance, adjustment or rescission based upon failure of the property to correspond to any particular expectation or standard (except the Preliminary Title Report).

(B) Title insurance is available for each property, insuring the title of such property to be in fee simple, subject to no encumbrances except for current taxes and assessments, easements, rights-of-way, reservations, covenants, conditions and restrictions of record, purchase money financing and printed exceptions in the standard form Owner's Title Policy. A copy of the Preliminary Title Report for each property may be inspected prior to the Auction.

(C) To the extent permitted by law, properties will be sold "As Is". Prospective buyers should examine the property and all supporting documentation carefully. Each bidder is responsible for evaluating the property and shall not rely on the Seller or sales agents. All buyers will take possession at the close of escrow.

(D) Sizes and square footages set forth for the properties are approximations only, based on the best information available, but the actual sizes and square footages may be different. All sketch plans are conceptual in nature and neither Seller nor its agents have submitted plan or made applications to any public agency.

(E) Agency Disclosure. The selling and listing agent, Realty Marketing/Northwest represents the Seller in these transactions.

(F) Seller has the right to postpone or cancel the Auction in whole or in part, in its sole discretion, and to modify or add any terms and conditions of sale and to announce such modifications or additional conditions either prior to or at the Auction.

(G) Offer void where prohibited. Catalog will not be mailed to the residents of any state in which this offering is not in compliance with the real estate laws or other laws of that state.

(H) The information contained herein has been gathered from sources deemed reliable; however, Realty Marketing/Northwest makes no warranties expressed or implied as to the accuracy of the information contained herein.

NEED HELP?

Realty Marketing/Northwest prides itself on the quality of its service. If at any time you need special assistance, please contact Steve Dwelle at (800) 845-3524 or (503) 228-3248.

BID PACKAGE CALL 1-800-845-3524