

LIMITED DURABLE POWER OF ATTORNEY

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Bidder hereby appoints _____ as Bidder's attorney-in-fact, with the power to do the following:

For the Auction of: 205 Sea Biscuit Lane, Lake Placid, Florida on Saturday, February 11th, 2017, at 11:00 AM, ET he/she will:

1. Sign the Bid Acceptance Form confirming the bid price and the Buyer's Premium.
2. Complete and initial the Contract/Purchase Agreement on Bidder's behalf by filling in the Purchase Price, which is composed of the final bid plus the Buyer's Premium, all as detailed in the Terms and Conditions of Sale and any related terms.
3. This Limited Durable Power of Attorney shall survive my disability.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2017.

Bidder Signature

Bidder Print Name

Signed, sealed and delivered in the presence of:

STATE OF _____ COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared:

_____, being by me first duly sworn, deposed and says that he/she executed the above and foregoing Limited Power of Attorney for the uses and purposes therein expressed. He/she is personally known to me or he/she produced _____ as identification.

WITNESS my hand and official seal on this _____ day of _____, 2017.

Notary Public
Typed, printed or stamped name of Notary Public _____

My Commission Expires: _____

BIDDING BY PHONE AGREEMENT
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Bidder Name: _____
Property you are bidding on: 205 Sea Biscuit Lane, Lake Placid, Florida

Bidder Phone Number: _____ Alternate Phone Number: _____

PHONE BIDDING TERMS

1. Telephone bidding is accepted at the Auctioneer's sole discretion.
2. All phone bids must be arranged and confirmed by 5:00 p.m., on the day prior to the scheduled Auction.
3. The Auction is expected to start on time. However, delays are possible and you should plan accordingly.
4. DeCaro and Seller are not responsible for any damages related to phone bidding, including, by way of example and not limitation, inability to submit bids based on changes in Auction time, busy signals, missed calls, disconnected calls and poor phone reception.
5. A DeCaro agent will call you from the Auction several minutes before the Auction begins. All conversations may be recorded; and by signing this Agreement, you consent to such recording.
6. Only the person named above as the Bidder in this Authorization will be authorized to bid.

AUTHORIZATION REQUIREMENTS

1. TERMS AND CONDITIONS OF SALE – The Terms and Conditions of Sale (the "Terms and Conditions") are a material part of this Authorization are attached hereto, incorporated herein, and made a part hereof by reference. The Terms and Conditions of Sale must be signed and returned with this Authorization in order for the Authorization to be considered.
2. BID DEPOSIT – By 5:00 PM on Friday, February 10th, 2017 McClure & Lobozzo must have received the Bid Deposit from Bidder in the amount of \$25,000 by wire transfer.

WIRING INSTRUCTIONS

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Bank: Harbor Community Bank.

Address: 3540 U.S. Highway 27 South, Sebring, FL 33870

Account Name: McClure & Lobo

Routing/ABA #: 067006775

Account #: 14042863

Please reference: 205 Sea Biscuit Lane, Lake Placid, Florida Auction.

If Bidder is successful at the auction, Bidder shall wire sufficient funds to bring the total deposit to ten percent (10%) of the Purchase Price by Monday, February 13th, 2017. The Bid Deposit shall be handled in accordance with Paragraphs 2 and 3 of the Terms and Conditions of Sale. Bidder shall pay all wire transfer fees.

Include the wire instructions for the return of your funds if you are not the high Bidder:

Your Bank: _____

Your Bank Address: _____

Your Bank's ABA/Routing #: _____

Account #: _____

Name to Credit to: _____

BIDDER REPRESENTATIONS

1. I have read and signed the Terms and Conditions of Sale, and I understand that the Purchase Price, Buyer's Premium, and related terms will be added and initiated by Auctioneer if I am the highest Bidder.

2. At any time subsequent to the Auction, the Settlement Agent may, but is not required to submit a second copy of the contract to me with a request for an original signature. Such copy shall include the information added by your Attorney-in-Fact pursuant to the Limited Durable Power of Attorney executed by you and incorporated herein by reference. I am obligated to provide an original signature.

3. I understand that failure to proceed with the purchase will result in forfeiture of the Bid Deposit and any additional deposit, in addition to any other remedies set forth in the Terms and Conditions of Sale and the Contract.

Bidder Signature: _____ Date: _____

Bidder Print Name: _____

ABSOLUTE AUCTION TERMS AND CONDITIONS OF SALE

Property Address: 205 Sea Biscuit Lane, Lake Placid, Florida 33852 Auction Date: Saturday, February 11, 2017 at 11:00 AM

1. **Bidding.** All bidding is open to the public without regard to race, color, sex, religion, familial status, handicap or national origin. Sale is not subject to financing.
2. **Bidder's Card.** To obtain a bidder's card, you must show the clerk a certified or cashier's check at the time and place of the Auction in the amount of \$25,000 and a blank personal check. All certified or cashier's checks are to be made payable to yourself and shall be endorsed over to the Settlement Agent at the Auction if you are the highest bidder. Only the highest bidder on the property will be required to deposit any moneys at the Auction. At the time of registration, you must sign these Terms and Conditions of Sale as agreed and understood.
3. **Earnest Money.** Immediately following the Auction the Buyer shall be required to pay a deposit for the property equal to ten percent (10%) of the purchase price. The deposit shall be a combination of the \$25,000 cashier's or certified check plus a personal check in an amount sufficient to bring the total deposit to ten percent (10%) of the purchase price. McClure & Lobo, 704 W. Main Street, Avon Park, FL (Office: 863.443.1043 FAX: 863.402.2436) will hold the deposit and conduct the settlement. The deposit will be applied to the purchase price at the time of closing.
4. **Other Terms.** As used in these Terms and Conditions of Sale, the term "final bid" means the highest bid acknowledged by the Broker, and the term "purchase price" means the sum of the final bid plus the premium payable by the Buyer in accordance with Paragraph 5 below, exclusive of any applicable closing costs in accordance with the Contract.
 - a. The highest bidder acknowledged by the Broker shall be the Buyer. The Broker may, in the event of any dispute between bidders, determine the successful bidder or re-offer and resell the property in dispute at the Auction. Should there be any dispute after the Auction, Broker's record of the final bid, and the purchase price shall be conclusive.
 - b. Broker reserves the right to withdraw the property before or at the Auction in its sole discretion. If Broker perceives attempted collusion, Broker will cancel the Auction. Collusion between bidders is prohibited by the Federal Anti Trust Laws. All decisions of the Broker are final as to methods of bidding, bidding increments, cancellation or any other matters that may arise before, during or after the Auction. Broker reserves the right to deny any person admittance to the Auction or expel anyone who Broker believes may disrupt or interfere with the Auction in any way.
 - c. The purchase price payable by a Buyer will be the sum of the final bid plus the buyer's premium of ten percent (10%) of the final bid.
5. **Buyer's Premium.** A ten percent (10 %) Buyer's Premium shall be paid by the Buyer and will be added to the final bid on each property.

Example: Final bid on property is: \$100.00
Add 10 % Buyer's Premium: \$ 10.00
Total on Sales Contract: \$110.00
6. **Closing.** The Buyer must sign all documents and the "AS-IS" Contract for Sale and Purchase (modified to meet these Terms and Conditions) on the day of the Auction and will be required to make an appointment with a closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur within 30 days.
7. **Default.** If closing is delayed by action, lack of action or failure to comply with these Terms and Conditions of Sale by the Buyer, default will be declared and the earnest money may be retained by the Seller and Broker in accordance with the agreement between them.
8. **Bid Acceptance. THIS PROPERTY IS BEING SOLD ABSOLUTE TO THE HIGHEST BIDDER WITHOUT RESERVE.** Once the final bid is accepted by Broker, Buyer shall post the required deposit and Buyer and Seller will immediately execute a Bid Acceptance Form and the "AS-IS" Contract for Sale and Purchase modified to meet these Terms and Conditions (the "Contract").
9. **Prorations.** Real estate taxes, homeowner fees (if any), as well as water and sewer charges, will be prorated as of the date of closing.
10. **Closing Costs.** The Buyer shall pay all closing costs for residential sales in the county and state where the property is located including, but not limited to, all documentary stamps, transfer taxes and title insurance.
11. **Auction Procedures.** Open and verbal announcements made at the Auction will take precedence over all printed material. Seller reserves the right at its sole discretion to accept or reject any offers made before the Auction begins. Method, order of sale, and bidding increments shall be at the sole discretion of the Broker. Auction does not begin until Broker accepts the first bid on the day of the Auction.
12. **Disclaimer/Property Inspection.** It is the Buyer's sole responsibility to perform any inspections Buyer deems pertinent to the purchase of this property and to be satisfied as to the property's condition prior to bidding. **The property, both real and personal, if any, is being sold in its existing "AS IS WHERE IS" condition, with no expressed or implied guarantees or warranties whatsoever.** Personal onsite inspection of the property is recommended and bidders are advised to independently verify all information they deem important. Broker and its agents and subagents, and the Sellers assume no liability for errors or omissions in this or any other property listing or advertising, promotional or publicity statements and materials. Although information has been obtained from resources deemed reliable, neither the Broker nor Seller make any guarantee as to the accuracy of any such information. All information contained in the Bidder/Information Package, web site or any other promotional materials, including but not limited to square footage, acreage, dimensions, maps, taxes, etc. was provided by the Seller and is believed to be accurate and complete. However, neither the Seller nor the Broker makes any guarantee or warranty as to the accuracy or completeness of such information.

Initial _____

Buyer and Buyer's Agent/Broker shall bear the sole responsibility to confirm all information relevant to the property prior to bidding. Neither the Seller, Seller's Broker nor the Broker shall be liable for any relief, or adjustments if the amount of acreage, square footage, zoning, environmental condition or any other information fails to conform to any specific standard, expectation, or any published information.

13. **Notice to Brokers.** A fee equal to two percent (2%) of the bid price will be paid by DeCaro Real Estate Auctions, Inc. to the licensed real estate broker whose prospect successfully bids and closes on the property. To qualify for commission the Licensed Real Estate Broker or Sales Person must first: a) Accompany their Prospect upon initial visit to open house and register the Prospect with a DeCaro representative at that time; b) Broker/Agent must also formally register prospect on DeCaro's Broker Registration Form with both Prospect and Sales Person signatures. Broker Registration Forms are available at open houses or by calling DeCaro Real Estate Auctions, Inc., 1.800.332.3767; c) Completed Broker Registration Forms must be received no later than 5:00 PM the day before the Auction. Fax to: 239.434.0882 or email to: forms@decaroauctions.com; d) The Broker or Sales person must also register and attend the auction with the Prospect to obtain the necessary voucher to qualify for commission at settlement. No commission is payable to any Licensed Broker/Agent by Seller. In addition, no commission on any property will be paid to registered Brokers/Agents acting as a principal in the purchase of the property.

14. **Title.** Title to the property shall pass to the Buyer at formal settlement, which is to occur within 30 days as published in the Bidder's Information Packet. Title will be free and clear of all liens and Seller will convey good and marketable title in accordance with the Contract.

15. **No Financing Contingency.** THIS IS A CASH TRANSACTION WITH NO CONTINGENCY FOR FINANCING. Buyer may finance a portion of the purchase price, but Buyer's obligation to proceed with the purchase is not contingent upon the Buyer obtaining financing. If the Buyer is unsuccessful in obtaining financing and is unable to go to settlement within the required time period, the deposit(s) provided by the Buyer shall be forfeited.

16. **Conditions of Default.** If any conditions contained herein are not complied with by the Buyer, Broker may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either a) cancel the sale, retaining as liquidated damages any payment made by such buyer, b) resell the property with or without reserve at public auction or privately on seven (7) calendar days' notice to such buyer, or c) take such other action as it deems necessary or appropriate. If Broker resells the property, the original defaulting Buyer shall be liable to Seller for the payment of any deficiency in the purchase price plus all costs and expenses, reasonable attorney's fees, commissions, incidental damages and all other charges due hereunder. Any remedies available to the Broker in accordance with these Terms and Conditions of Sale are in addition to those available to the Seller pursuant to the "AS-IS" Contract for Sale and Purchase and applicable Florida law.

17. **State Laws.** The respective rights and obligations of the parties with respect to the conditions of sale and the conduct of the auction shall be governed and interpreted by the laws of the state in which the auction is held. By bidding at an auction, whether present in person, or by agent, by written bid, telephone or other means, the Buyer shall be deemed to have agreed to the Terms and Conditions of Sale and have consented to the jurisdiction of the courts sitting in such state.

18. **Cancellation.** AUCTIONEER RESERVES THE RIGHT TO CANCEL, POSTPONE OR WITHDRAW THE PROPERTY BEFORE OR UP TO THE START OF THE AUCTION. THE AUCTIONEER RESERVES THE RIGHT TO OFFER THIS PROPERTY IN ANY MANNER AND RESERVES THE RIGHT TO SELL THE PROPERTY IN ANY MANNER IT SO DESIRES UP TO THE START OF THE AUCTION. AUCTIONEER OR SELLER RESERVES THE RIGHT TO ALTER, MODIFY, OR CHANGE ANY OF THE TERMS OF THIS SALE AT ITS SOLE DISCRETION BEFORE OR AT THE START OF THE AUCTION. THE AUCTION DOES NOT START UNTIL THE AUCTIONEER ACCEPTS THE FIRST BID ON THE DAY OF AUCTION. ALL ANNOUNCEMENTS MADE FROM THE AUCTION BLOCK WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

ABSENTEE AND PHONE BIDDING ARE AVAILABLE. FOR DETAILED INSTRUCTIONS, PLEASE CONTACT OUR OFFICES AT 1.800.332.3767.

PROPERTY IS SUBJECT TO PRE-AUCTION OFFERS AND SALE.

By signing below, I have read, understood and agree to the above Terms and Conditions of Sale.

Signature

Date: _____

Signature

Date: _____