

## INSTRUCTIONS TO BIDDERS

### 250 WEST CASE STREET, KUNA, IDAHO

1. **Description of Property:** Ada County will auction a 3 bedroom, 2 bathroom townhouse in The Farm Subdivision No. 3 in Kuna. All interested persons must contact Downs Auctions at 119 N. Midland, Nampa, Idaho at 208-466-5447.
2. **Auction Date, Time and Location:** The date of the auction will be November 10, 2015, at 1:00 p.m. in at the property location, 250 West Case Street, Kuna, Idaho 83634.
3. **Inspection Date and Time:** The house will be open for inspection by contacting Downs Auction. All interested persons may bring contractors, home inspectors or others with them to inspect the property. **Property is sold where is, as is, and final.**
4. **Earnest Money:** Earnest money in the amount of 5% of the purchase price must be paid by the highest bidder immediately upon completion of the auction. The following forms of payment are acceptable: (1) Cash; (2) A cashier check from a bank insured by FDIC made payable to Ada County; or (3) A certified check from a bank insured by FDIC made payable to Ada County.
5. **Notice of Foreclosure:** This property was obtained through a foreclosure involving the previous owner of the property.
6. **Purchase and Sale Agreement:** Bids are for the Purchase and Sale Agreement enclosed with these Instructions. The Purchase and Sale Agreement must be signed as written by the highest bidder immediately upon completion of the auction. Bidders shall carefully examine the Purchase and Sale Agreement and include in their bids a sum to cover all items contemplated by the Purchase and Sale Agreement. Bidders should also visit the residence and fully inform themselves as to the existing condition and location of the residence.
7. **Withdrawal of Bids:** If the highest bidder fails to comply with these Instructions or the Purchase and Sale Agreement, Ada County may, in its sole discretion, retain the highest bidder's earnest money and award the property to the next highest bidder. Therefore, no bid may be withdrawn for a period of thirty-five (35) days after the auction.
8. **Right to Reject Bids:** Ada County reserves the right to reject any or all Bids.
9. **Agent or Broker Fees:** Ada County will pay Downs Auction, who has been retained as a real estate agent for this auction, a real estate agent or broker fee.