

AUCTION

18049 Greenwood Drive, Naples FL

Bids/Offers due July 1, 2024 by 5pm EDT

Terms and Conditions of the Sale

- All Bidders shall submit the AS-IS Naples Sales Contract with a deadline for a reply by July 3, 2024 at 5pm.
- All Bidders shall include all disclosures as attached to the MLS of the property
- Cash offers only with a 10 day right of inspection period
- Property being sold to the highest bidder above a reserve price of \$769,000, with a 10% deposit in escrow within 3 days of acceptance.
- A POF must be included with the bid
- The successful bidder shall pay for Title Insurance and select the closing agent; in addition to the application fees and closing fees allocable to them per the contract
- The seller shall pay the Florida Documentary Stamps, their standard closing costs per the NABOR contract, and a commission to a buyer's agent, if applicable, of 2.5%
- There is no buyer's premium on this auction
- Closings shall be on or before July 31, 2024
- Bidders can view the property via one of two open houses or by appointment prior:
 - June 23, 2024 from 1-3 pm
 - June 30, 2024 from 1-3 pm

- All Bidders are encouraged to do their own Due Diligence on the property as they see fit
- All bidders will be notified of the results on or before the deadline for response of July 3, 2024
- This property will continue to be available for sale prior to the date of the Auction. The seller reserves the right to cancel this auction or accept offers prior to this event within their sole discretion.