

# *Auction Information Packet*

THE *Villa* Your dream lifestyle is a bid away  
ON PISCATAWAY BAY



*13820 Piscataway Dr. Fort Washington, MD 20744*



**PRIME AUCTION SOLUTIONS**  
**REAL ESTATE**

ACCELERATED MARKETING & SALES



**PRIME AUCTION SOLUTIONS**  
**REAL ESTATE**  
ACCELERATED MARKETING & SALES

6820 Elm St. McLean, VA 22101  
703.889.8949

[www.primeauctionsolutions.com](http://www.primeauctionsolutions.com)  
Email: [Inquiry@primeauctionsolutions.com](mailto:Inquiry@primeauctionsolutions.com)

## **Auction OnSite & Online**

**13820 Piscataway Dr. | Fort Washington, MD 20744**

**Friday | March 16<sup>th</sup> | 12:00 PM**

*Pre-Register or register auction day 11.00 am*

- \$25,000 cashier's check (made out to Prime Auction Solutions)
- Proof of funds
- Close within 30 days required
- 10% of contract price due Auction day

### **Property Preview & Inspection Periods**

**Sundays | 1.00pm - 3.00pm**

**Feb 25 | Mar 4 | Mar 11**

#### **Property Tax ID Number**

**17050364778**

#### **2017 Total Tax**

**\$10,355**

#### **2017 Total Tax Assessed Value**

**\$670,100**

***Pre-Register now by contacting [703.889.8949](tel:703.889.8949)***

**&**

***Visit [www.PrimeAuctionSolutions.com](http://www.PrimeAuctionSolutions.com) to download the App for Online Bidding from anywhere using your smartphone!***

*Auction License # 2908000975*

*Terms: \$25,000 cashier's check or bank wire to register plus provide proof/source of funds to close and/or pre -approval letter. 10% Buyers Premium will be added to the final bid, to become the contract price. Property sold as-is and is not contingent. 10% of contract price is due Auction Day, 30 days to close. Buyer pays all closing costs. Property sold as is where is, potential bidders should inspect the property prior to bidding. Announcements made day of auction take precedence over any oral or written statements made prior. Owner is a RE professional. Not responsible for typographical errors and omissions.*

**Executive Summary**

**PUBLIC AUCTION**

*'Seller Ordered Sale'*



*13820 Piscataway Dr.  
Fort Washington, Maryland 20744*

**Prime Auction Solutions** has been retained to sell **The Villa on Piscataway Bay**, at Public Auction on **March 16, 2018 at 12:00 pm**. *This luxurious retreat* is perfectly situated within 15 short miles from our Nation's Capital and less ten miles from the MGM Casino, National Harbor and Old Town Alexandria!

Come home to your one acre retreat set in the exclusive vacation like setting of Piscataway Hills. The Villa boasts exquisite architecturally designed stucco & glass contemporary design, walls of windows for sun kissed mornings and breath taking sunsets. Your guests and family will marvel at the serene backdrop of Piscataway Bay, a nature preserve with fishing, ducks and geese as you enjoy your own private pier, in a sought after Potomac Waterfront community.

***Bid to own this fantastic waterfront escape. Don't miss this rare opportunity!***

Notice: Information used for the advertising of this property may not be accurate as descriptions, measurements figures and drawings are approximate and have been compiled from non-verified sources. Photography online and in print may have been digitally enhanced. We ask that each Bidder conduct their own due diligence and are not to rely on any information provided by the auction company, its agents & subagents, the Seller or their representatives as Prime Auction Solution has not verified any of the information and is not responsible for any errors, typos or omissions. Information contained herein is subject to change. If you come across any errors, please notify us immediately.

# *Property Information Sheet*

*13820 Piscataway Dr. Fort Washington, MD 20744*



***List Price: \$1,000,000***  
***Opening Bid: \$350,000***

- *5 Bedrooms / 4.5 Bath*
- *Approx. 3,430± Sq./Ft*
- *1.08 Acres*
- *Soaring ceilings / Walls of windows / Endless amounts of natural light*
- *Natural finish flowing hardwood floors*
- *Gourmet kitchen / Granite counters / Breakfast bar*
- *Custom lighting*
- *Rinnai instant hot water system*
- *Master bedroom with private sitting area / Cozy 2 sided fireplaces / Spacious walk in closet*
- *Master bathroom / Steam shower / Jetted tub*
- *Built in multimedia system w/surround sound*
- *Luxurious outdoor living / 3 Entertaining decks / One deck on each level*
- *Year-round water views*
- *Custom cantilevered spiral stair case to lower level*
- *Lower entertainment level / Finished bar / Media room*
- *Lower level home office*
- *Lower level guest bedroom / Full bath*
- *Private extended dock*
- *One car garage*
- *Ample Driveway Parking for entertaining*
- *Full water access to Community waterfront park / Features boat ramp / Playground Beautiful water views*
- *Easy access to National Harbor / DC / Old Town Alexandria*
- *Conveniently located to major Highways 210 | 295 | 395 | 495 | 95*
- *Close to Andrews Air Force Base / Naval Surface Warfare Center / Fort Belvoir*
- *MGM Casino / National Harbor / Tanager Outlets*
- *Nearby Fort Washington Marina & Park for nature enthusiasts*
- *2017 Total Tax Bill: \$10,355*
- *List Price: \$1,000,000*
- *Auction Opening Bid: Only \$350,000*

*Exclusions: Drapery, wall art, TV's, mounted electronics and dining room & upper staircase hallway chandeliers.*



# Maryland Department of Assessments & Taxation



DEPARTMENT OF  
**ASSESSMENTS & TAXATION**

[Maryland.gov](#) [Phone Directory](#) [State Agencies](#) [Online Services](#)

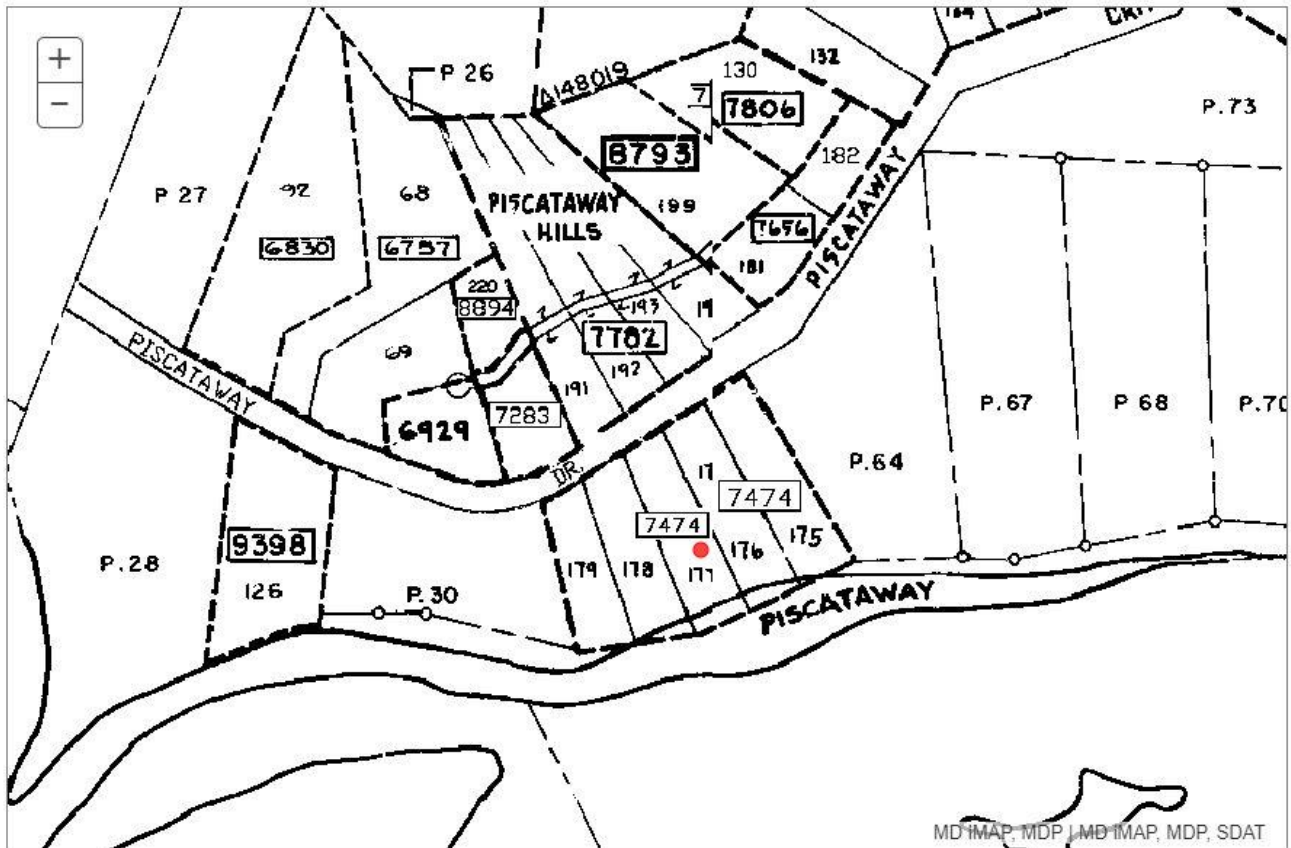
Search

Email

**Prince George's County**

[New Search](#)

District: **05** Account Number: **0364778**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

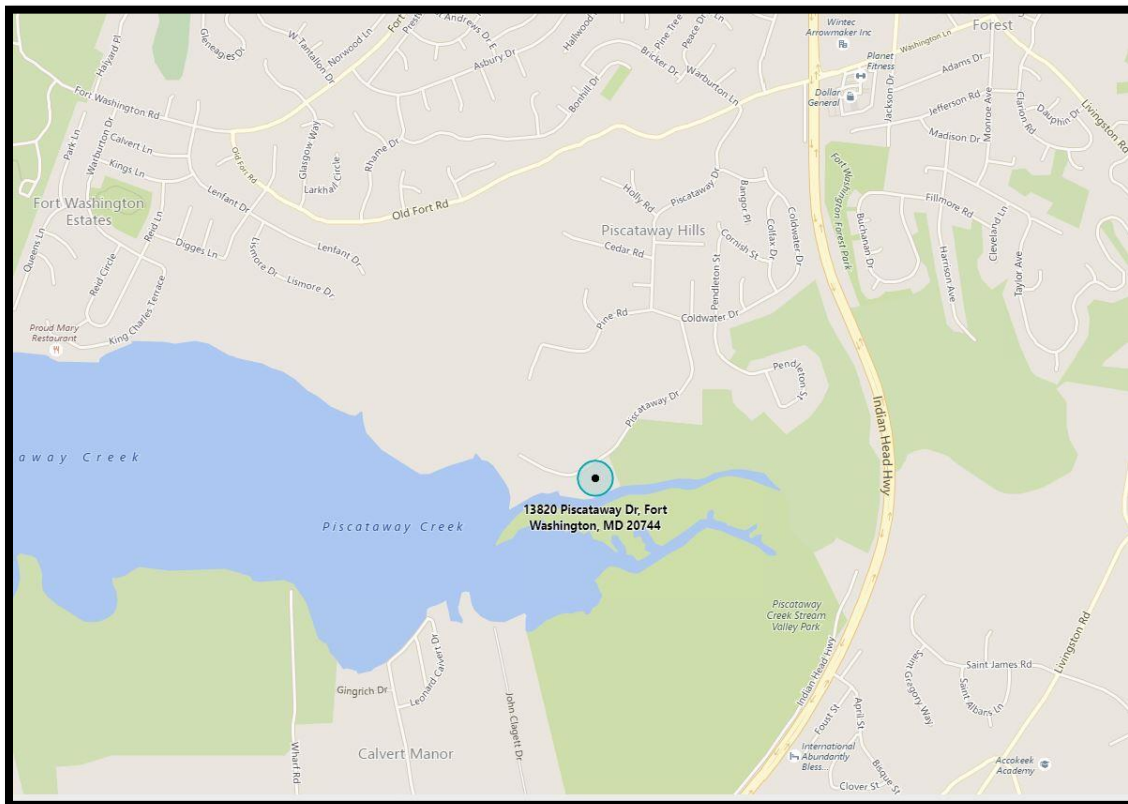
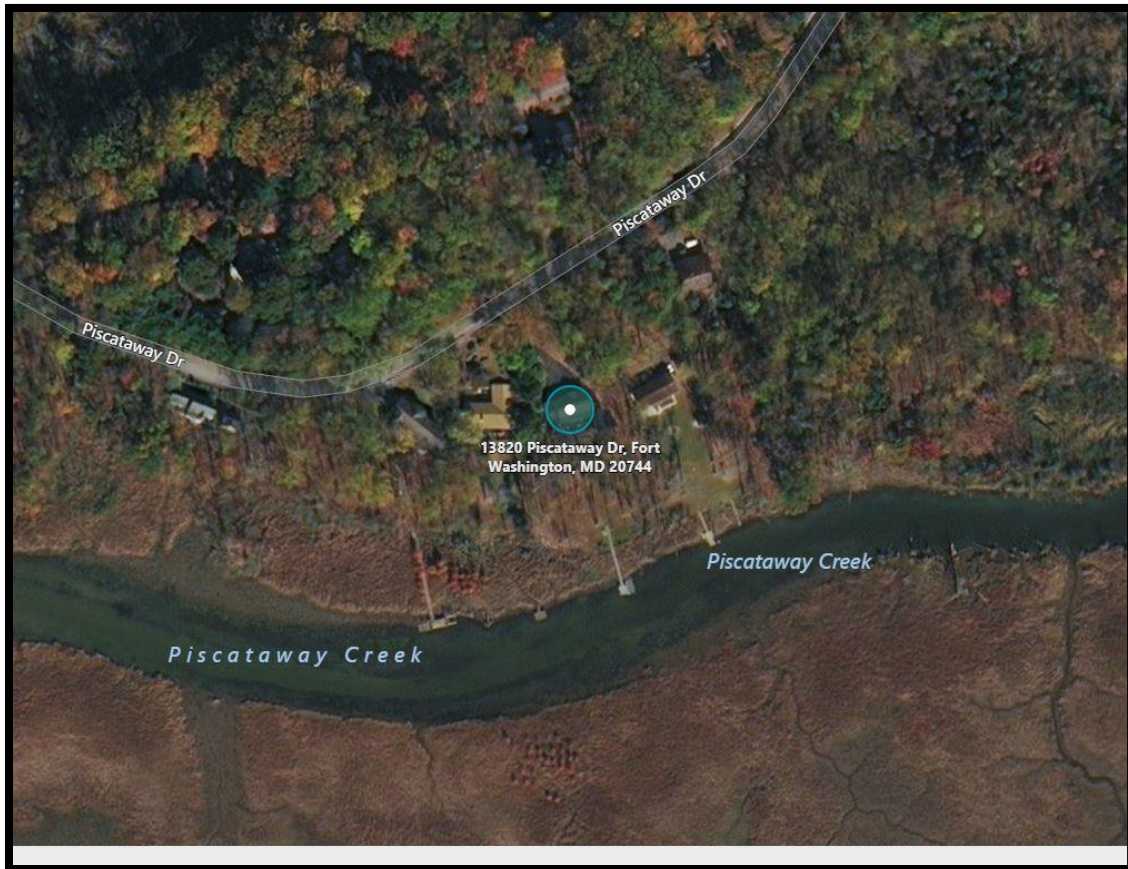
Property maps provided courtesy of the Maryland Department of Planning.

Real Property Data Search

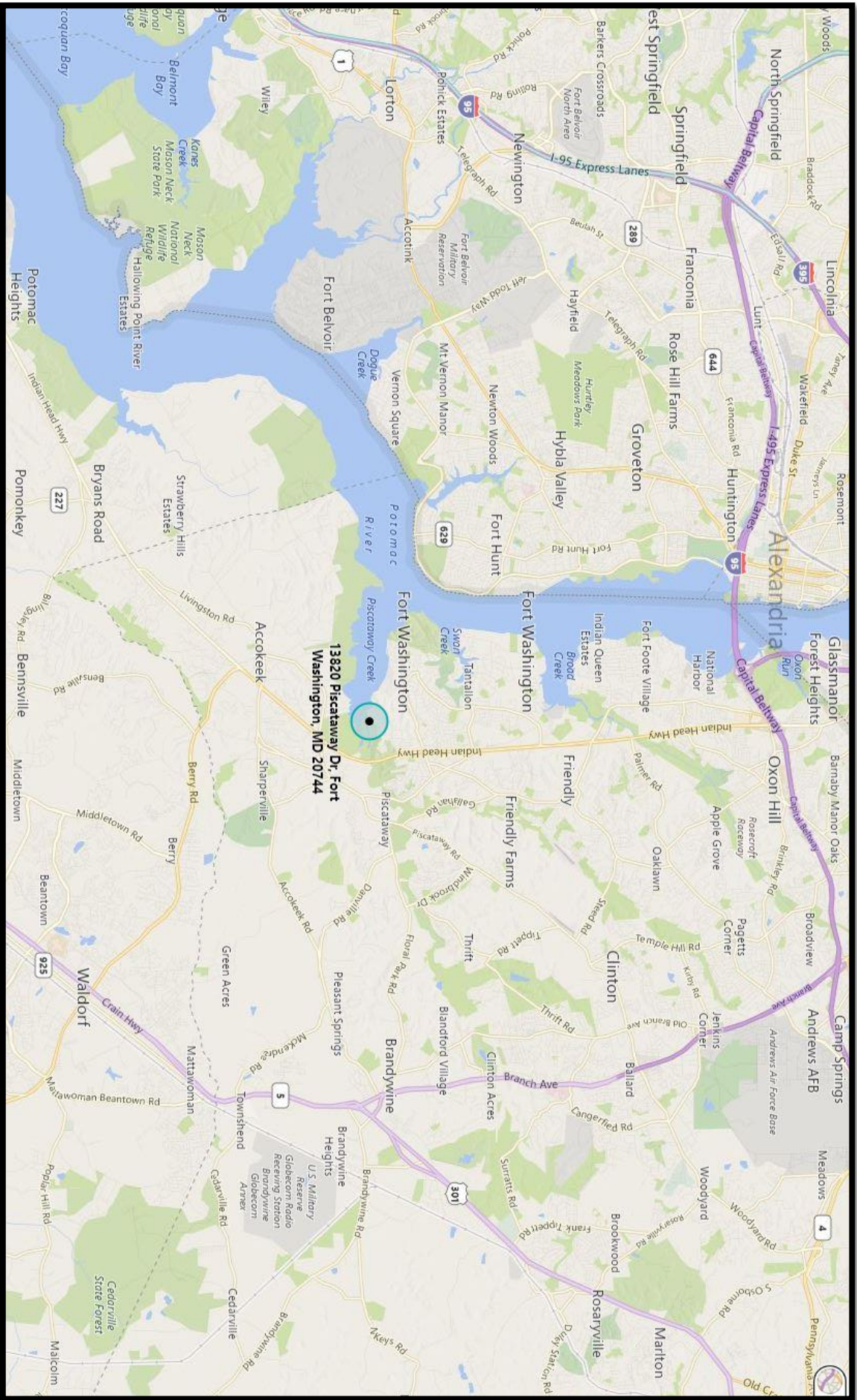
Search Result for PRINCE GEORGE'S COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Account Identifier:</b> District - 05 Account Number - 0364778		
Owner Information		
<b>Owner Name:</b>	ROBERTS ALPHA	<b>Use:</b> RESIDENTIAL
<b>Mailing Address:</b>	13820 PISCATAWAY DR FORT WASHINGTON MD 20744-	<b>Principal Residence:</b> YES
		<b>Deed Reference:</b> /35874/ 00582
Location & Structure Information		
<b>Premises Address:</b>	13820 PISCATAWAY DR FORT WASHINGTON 20744-0000 Waterview	<b>Legal Description:</b>
<b>Map:</b> 0141	<b>Grid:</b> 00F3	<b>Parcel:</b> 0000
<b>Sub District:</b>	<b>Subdivision:</b> 7300	<b>Section:</b>
<b>Block:</b>	<b>Lot:</b> 177	<b>Assessment Year:</b> 2016
<b>Plat No:</b>	<b>Plat Ref:</b> A-7474	
<b>Special Tax Areas:</b>	<b>Town:</b>	NONE
	<b>Ad Valorem:</b>	
	<b>Tax Class:</b>	8
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
1981	3,430 SF	YES
		<b>Property Land Area</b>
		47,062 SF
		<b>County Use</b>
		001
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
2	YES	STANDARD UNIT
		<b>Exterior</b>
		FRAME
		<b>Full/Half Bath</b>
		4 full/ 1 half
		<b>Garage</b>
		1 Attached
		<b>Last Major Renovation</b>
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
		01/01/2016
<b>Land:</b>	354,300	354,300
<b>Improvements</b>	259,800	343,800
<b>Total:</b>	614,100	698,100
<b>Phase-in Assessments</b>		As of
		07/01/2017
<b>Preferential Land:</b>	0	698,100
		0
Transfer Information		
<b>Seller:</b> PENNYMAC MORTGAGE INVESTMENTS	<b>Date:</b> 04/14/2014	<b>Price:</b> \$480,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /35874/ 00582	<b>Deed2:</b>
<b>Seller:</b> CRITTENDON RONALD & RENEE	<b>Date:</b> 04/14/2014	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /35874/ 00575	<b>Deed2:</b>
<b>Seller:</b> TATUM,RECY E & FRANK E	<b>Date:</b> 11/25/2003	<b>Price:</b> \$367,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /18440/ 00245	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2017
<b>County:</b>	000	0.00
<b>State:</b>	000	0.00
<b>Municipal:</b>	000	0.00 0.00
<b>07/01/2018</b>		0.00 0.00
<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>	
<b>Exempt Class:</b>	NONE	
Homestead Application Information		
<b>Homestead Application Status:</b> Approved 12/02/2014		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application		
<b>Date:</b>		

# Maps









# *PG County Public Schools*

## Fort Washington Forest Elementary



1300 Fillmore Road  
Fort Washington, MD 20744  
Phone: 301-203-1123 | Fax:  
Mark Dennison, Principal | Mark.Dennison@pgcps.org

### At-a-Glance

#### School Website

Hours: 8:15am to 2:25pm

Grades: PreK-5

Uniform: Mandatory

Before After Care: No

School Colors: Blue and White

School Mascot: The Rockets

## Accokeek Academy



14400 Berry Road  
Accokeek, MD 20607  
Phone: 301-203-3200 | Fax:301-203-3207  
Dr. Judy Adams, Principal | judy.adams@pgcps.org

### At-a-Glance

#### School Website

Hours: 9:15am to 3:55pm

Grades: PreK-8

Uniform: Mandatory

Before After Care: Yes

School Colors: Blue and Gold

School Mascot: Eagle

## Friendly High



10000 Allentown Road  
Fort Washington, MD 20744  
Phone: 301-449-4900 | Fax:301-449-4911  
Robin Pope-Brown, Acting Principal | Robin.PopeBrown@pgcps.org

### At-a-Glance

#### School Website

Hours: 7:45am to 2:25pm

Grades: 9-12

Uniform: Mandatory

Before After Care: No

School Colors: Royal Blue, Red, and White

School Mascot: Patriot

PG County Public Schools: [www.pgcps.org](http://www.pgcps.org)

For Reviews & Ratings you may visit: [www.greatschools.org](http://www.greatschools.org)

# *Marinas*

## *Fort Washington Marina*



***13600 King Charles Terrace / Fort Washington, MD 20744  
301.292.7700***

Explore the natural and undeveloped areas along Piscataway Creek and the Potomac River by boat. Fort Washington Marina offers boat slip rentals and boat repair services, opportunities to rent canoes and kayaks, and food services.

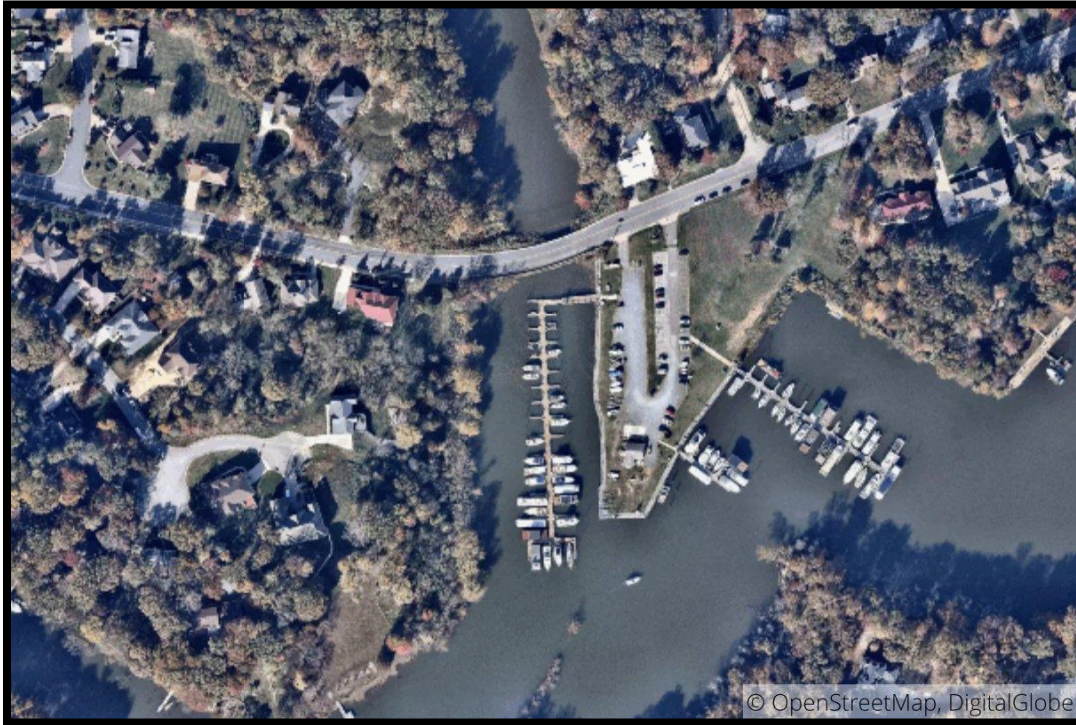
The grounds of Fort Washington Marina are open year-round. The marina is in season May through October and is one of the largest and most beautiful marinas off the Potomac River. From new Concrete Floating Docks located on one of the most pristine, natural, undeveloped settings, your view of Piscataway Creek is one of the most peaceful and beautiful anywhere. To the West, you can actually see the Mount Vernon Mansion across the Potomac! Convenient by boat and car to Washington D.C. and Alexandria Virginia.

The beautiful, modern marina building features fully-air conditioned/heated large shower, bathroom and laundry facilities. The new full service "Proud Mary Restaurant" features two dining rooms and a full-outdoor, waterfront Tiki Bar! Picnic areas with BBQ and a gazebo are available for boat owners' use. Kayak rentals and tours on premises.

<https://www.nps.gov/pisc/planyourvisit/fort-washington-marina.htm>

<http://www.coastal-properties.com/ftwashington.html>

# *Tantallon Marina*



***900 Swan Creek Road / Fort Washington, MD 20744***  
***240.253.2652***

A live-aboard friendly marina located just a short distance from Washington DC, Alexandria VA and National Harbor, the marina is nestled in between Fort Washington National Park and the beautiful homes of the surrounding neighborhoods.

Whether you are a live aboard resident or a seasonal boater, you will find no better docks in the Washington DC area. The water is kept above freezing temperature for year round use. Meeco Commodore floating docks with composite decking. have new and certified 100 amp service with true 110/220 volts. Individual water connections with each slip, dock boxes are also available.

Experience the serenity of our quiet creek and watch the Bald Eagles soar above the tree-tops. Try your hand at fishing or bring your kayak or canoe. Tantallon Marina is just a short one-mile drive to shopping and restaurants. Less than a 30-minute drive to the Nations Capital. Tantallon Marina combines the magic of a remote getaway with the convenience of a nearby highway. Come stay with us and you will understand why Tantallon Marina is the Upper Potomac's best kept secret!

<http://www.tantallonmarina.com/>



## *Attractions*

### *Fort Washington Park & Lighthouse*

*13551 Fort Washington Rd / Fort Washington, MD 20744*

*301.763.4600*

<https://www.nps.gov/fowa/index.htm>

### *Fort Foote*

*8626 Fort Foote Rd / Fort Washington, MD 20744*

*301.763.4600*

<https://www.nps.gov/fofo/index.htm>

### *National Harbor & Wheel*

*116 Waterfront Street / National Harbor, MD 20745*

*301.842.8650*

<https://www.nationalharbor.com/capital-wheel/>

### *MGM Resort & Casino*

*101 MGM National Ave / Oxon Hill, MD 20745*

*301.971.5000*

<https://www.mgmnationalharbor.com/en.html>



## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 13820 Piscataway Dr., Port Washington, MD 20744

Legal Description: Tax ID 17050364778 Piscataway Hills

### NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

- 10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:
1. The initial sale of single family residential real property:
    - A. that has never been occupied; or
    - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
  2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
  3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
  4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
  5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
  6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
  7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
  - (i) the purchaser; or
  - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

### MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

**NOTICE TO OWNERS:** Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

**NOTICE TO PURCHASERS:** The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? Since 2014

**Property System: Water, Sewage, Heating & Air Conditioning ( Answer all that apply)**

Water Supply  Public  Well  Other \_\_\_\_\_

Sewage Disposal  Public  Septic System approved for \_\_\_\_\_ (# bedrooms) **Other Type** \_\_\_\_\_

Garbage Disposal  Yes  No

Dishwasher  Yes  No

Heating  Oil  Natural Gas  Electric  Heat Pump Age \_\_\_\_\_  Other \_\_\_\_\_

Air Conditioning  Oil  Natural Gas  Electric  Heat Pump Age \_\_\_\_\_  Other \_\_\_\_\_

Hot Water  Oil  Natural Gas  Electric Capacity \_\_\_\_\_ Age \_\_\_\_\_  Other Tankless \_\_\_\_\_

**Please indicate your actual knowledge with respect to the following:**

1. Foundation: Any settlement or other problems?  Yes  No  Unknown  
Comments: \_\_\_\_\_

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  
Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_  
Comments: \_\_\_\_\_  
Is there any existing fire retardant treated plywood?  Yes  No  Unknown  
Comments: \_\_\_\_\_

4. Other Structural Systems, including exterior walls and floors:  
Comments: \_\_\_\_\_  
Any defects (structural or otherwise)?  Yes  No  Unknown  
Comments: \_\_\_\_\_

5. Plumbing system: Is the system in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_

6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_

7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  
 Yes  No  Unknown  
Comments: \_\_\_\_\_

**8A. Will the smoke alarms provide an alarm in the event of a power outage?**  Yes  No  
**Are the smoke alarms over 10 years old?**  Yes  No  
**If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?**  Yes  No  
**Comments:** \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  Does Not Apply  
When was the system last pumped? Date \_\_\_\_\_  Unknown  
Comments: \_\_\_\_\_



10. Water Supply: Any problem with water supply? Yes No Unknown  
Comments: \_\_\_\_\_  
Home water treatment system: Yes No Unknown  
Comments: \_\_\_\_\_  
Fire sprinkler system: Yes No Unknown Does Not Apply  
Comments: \_\_\_\_\_  
Are the systems in operating condition? Yes No Unknown  
Comments: \_\_\_\_\_

11. Insulation:  
In exterior walls? Yes No Unknown  
In ceiling/attic? Yes No Unknown  
In any other areas? Yes No Where? \_\_\_\_\_  
Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
Yes No Unknown  
Comments: \_\_\_\_\_  
Are gutters and downspouts in good repair? Yes No Unknown  
Comments: \_\_\_\_\_

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown  
Comments: \_\_\_\_\_  
Any treatments or repairs? Yes No Unknown  
Any warranties? Yes No Unknown  
Comments: \_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?  
Yes No Unknown  
If yes, specify below  
Comments: \_\_\_\_\_

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?  
Yes No Unknown  
Comments: \_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  
Yes No Unknown  
If yes, specify below  
Comments: \_\_\_\_\_

**16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office?** Yes No Does Not Apply Unknown  
Comments: \_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  
Yes No Unknown If yes, specify below  
Comments: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?  
Yes No Unknown If yes, specify below  
Comments: \_\_\_\_\_

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?  
Yes No Unknown  
Comments: \_\_\_\_\_

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner

Owner

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser

Purchaser

**MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT**

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects:

Owner *Alpha Roberts* dotloop verified  
03/15/18 2:23PM EDT  
4ZXS-WCYS-TIMR-DT3S

Owner

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser

Purchaser



6820 Elm St. McLean, VA 22101

703.889.8949

www.primeauctionsolutions.com

email:Inquiry@primeauctionsolutions.com

## **Buyer/Bidder Registration Certification**

### **Instructions for Auction Participation:**

- 1. Complete Buyer/Bidder Registration Form**
- 2. Present Driver's License, Cashier's Check, Complete & Sign all forms attached herein.**

**For Property: 13820 Piscataway Dr. Fort Washington, Maryland 20744 (the "Property")**

**Auction Date: March 16, 2018**

- 1 I acknowledge that I have received a Property Information Package and that I have read, understand, and agree to the terms set forth in the packet, including, without being limited to, the Bidder Terms and Conditions, as well as all information disclosed to me by Prime Auction Solutions, Inc. (the "Auctioneer").
- 2 I understand that the terms and rules of the Auction will be strictly enforced and that there will be no exceptions.
- 3 I understand that the Property is sold "As-Is, Where-Is" with no warranty or guarantee of any nature, absolutely no contingencies will be allowed, including to but not limited to: financing, environmental, zoning, property or system inspection, or any other issue.
- 4 I have had an opportunity to inspect the Property prior to this auction, and by signing this form, I forever waive any and all right(s) to inspect the Property prior to this auction.
- 5 I have had the opportunity to inspect and hereby waive any and all right(s) to a study period, including but not limited to feasibility studies, inspections, expert reports, opinions, etc., with respect to this Property. For property improved prior to 1978, Bidder waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Based Paint and/or Lead-Based Paid Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Auctioneer, its agents and subagents, and the Seller(s) assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Bidder shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.



- 6 I certify that I have sufficient funds to meet the Deposit<sup>1</sup> and to pay for the full purchase price<sup>2</sup> as stated in the attached Purchase Agreement<sup>3</sup>. I certify that I have examined the attached Purchase Agreement and all other related documents. I understand that this is a legally binding contract that is not contingent upon financing, contingencies, warranties, further inspections, appraisal, insurability, or any other issue.
- 7 I understand that the Auctioneer has the right to reject any and all bids. The Auctioneer has the right to execute bids on behalf of buyer and seller. The Auctioneer has the right to withdraw lots from the auction at any time. The Auctioneer may advance the bidding at his/her discretion. If there are any disputes with respect to the auction and/or bidding process, the Auctioneer shall exercise sole discretion and may determine the successful bidder or re-offer and resell the property in dispute. All parties shall abide by the Auctioneer final decision.
- 8 I have provided a good faith registration deposit in the amount of \$\_\_\_\_\_ in the form of a bank cashier's check or cash in order to register to bid at the Auction, which will be credited towards the required Deposit if I am the highest accepted bidder. I agree, as the highest bidder to endorse said \$\_\_\_\_\_ Cashier's check to Escrow Holder<sup>4</sup> after completion of the Auction and to provide a second personal check for the balance due required Deposit immediately following the Auction. The final contract is subject to Seller's confirmation and acceptance. On a case-by-case basis, Auctioneer may accept bidders to participate in the auction if all requirements set forth herein are not satisfied.
- 9 I understand that if I am the highest accepted bidder as a result of the Auction, I will be required to complete and sign the Purchase Agreement immediately, which Purchase Agreement will be subject to confirmation by the Seller.
- 10 I understand that a \_\_\_\_\_% Buyer's Premium will be added to the highest accepted bid to reflect the Total Contract and Purchase Price.
- 11 I understand that, with respect to the Auction of the Property referenced herein, Auctioneer and its representatives are working on behalf of the Seller, and Auctioneer assumes no fiduciary relationship, agency on behalf of Bidder/Buyer, and no relationship of dual agency. Auctioneer may act to protect the Seller's reserve, as an agent of the Seller, by bidding on behalf of the Seller.
- 12 I understand that the purchase price will become public information and may be published immediately following the Auction.
- 13 I understand that, if I am the winning accepted bidder, I shall close and complete settlement on the Property within 30 calendar days of the Auction Date. If I default and do not complete settlement I hereby acknowledge that I have read and understand the Default paragraph of both the "Terms and Conditions" package and the Purchase Agreement; and acknowledge that my full deposit shall be forfeited to the Auctioneer.

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<sup>1</sup> "Deposit" is defined as 10% of the final and accepted bid price.

<sup>2</sup> To be determined by the highest accepted bid during the Auction.

<sup>3</sup> Purchase Agreement to be fully-executed by Seller and highest accepted bidder at the conclusion of the Auction.

<sup>4</sup> Escrow Holder shall be Prime Auction Solutions, Inc.

- 14 I understand that I will be required to pay all recording and transfer fees including Grantor's tax and congestion relief fund, title searches, title insurance charges, survey costs and recordation fees. I will also be responsible for obtaining any municipal certificates or licenses required in connection with the
- 15 purchase of the Property. To the extent commissions are due to a buyer's agent and/or to Seller's agent, such commissions will be paid from the Buyer's Premium.
- 16 By signing below, I hereby authorize the release of my Deposit to compensate Auctioneer for commissions earned from the auction process and providing the opportunity to enter into the attached Purchase Agreement with Seller(s).
- 17 If any conditions contained herein are not complied with by the bidder, Auctioneer may, in addition to asserting all remedies available by law, including the right to hold defaulting Bidder liable for the full purchase price: (a) cancel the sale, retaining as liquidated damages any payments made by such bidder, (b) resell the Property at public auction or privately on seven days notice to such bidder, or c) take such other action as it deems necessary or appropriate. If Auctioneer resells the Property, the original defaulting bidder shall be liable for the payment of any deficiency between the purchase price and all costs and expenses, the expenses of both sales, reasonable attorney's fees, commissions, incidental and consequential damages, and all other charges incurred hereunder. In any event, all sums of money paid by Bidder toward the Deposit/Buyer's Premium, shall be retained by Auctioneer and disbursed solely at the discretion of Auctioneer.
- 18 I certify that I represent myself as the Buyer. Further, I shall hold harmless and indemnify Auctioneer, its agents and assigns, the Seller, and Seller's agent(s) from any and all claims, costs or expenses, including reasonable attorney's fees, which may arise out of my actions/inactions/ representations made by me in connection with this Auction/sale of this Property.

**By signing below, I certify that I have thoroughly read and understand the above two pages of statements and understand that by signing below I accept and agree to all of the terms set forth herein.**

**BidderName** \_\_\_\_\_ **Email** \_\_\_\_\_

**Main#** \_\_\_\_\_ **Cell** \_\_\_\_\_ **Fax** \_\_\_\_\_

**Bidder Address** \_\_\_\_\_ **DR Lic** \_\_\_\_\_

**How Did You Hear About the Auction** \_\_\_\_\_

**Signature** \_\_\_\_\_





