

Advice No.
Case No.
Date

**INVITATION, BID, AND ACCEPTANCE
SALE OF REAL PROPERTY BY THE UNITED STATES**

Section I - INVITATION FOR BIDS

The highest acceptable bid at public auction is to be prepared on this form and submitted in duplicate, and are for the purchase of real property located at or near

consisting of

and more particularly described in Exhibit A attached hereto and made part of this bid. The bids are subject to all conditions and instructions stated in Section IV below.

Sperry Van Ness/Interstate Auction Jim Vander Veen	Street Address 708 O'malley Dr.	Until 5 O'clock Central time	m.	On Date
City Coopersville	State (ZIP Code) MI 49404			

This Agreement with bid deposit in the amount of ten percent (10%) of the bid shall be received by the bid receiving office at the above address prior to the time specified above.

Bids not submitted in accordance with these instructions will not be considered.

THE HEREIN DESCRIBED PROPERTY is is not subject to taxation while owned by the Government in accordance with Section IV A, 9, page 3 of form, is is not subject to deed restrictions concerning the decent, safe, sanitary and thermal condition in accordance with Section IV A, 17, page 4 of form, is is not subject to deed restrictions concerning nondiscrimination, conversion of use, redemption, flood, mudslide hazard, wetland or coastal barrier areas or historic preservation conditions, and is available for bid in accordance with Payment Plan A only either Payment Plan A or Payment Plan B as stipulated in Section II. Special stipulations or deed restrictions are attached hereto as Exhibit B, and made a part hereof by reference.

(Type Name and Title)

(Agency)

UNITED STATES DEPARTMENT OF AGRICULTURE

Section II - BID

Amount of Bid Deposit	Date
-----------------------	------

The undersigned bidder offers to purchase from the United States of America, herein referred to as the Government, the property described on Exhibit A attached hereto, for the sum of _____ dollars (\$ _____), based on the payment plan indicated below and with full knowledge of and subject to the deed restrictions, if any, set out in Section IV A, 17, and in accordance with all conditions enumerated in Section IV, below, provided that this proposal is accepted by the Government within thirty (30) days after the date specified, by notice of such acceptance mailed or otherwise delivered to the undersigned bidder.

(Bidder Signature)

(Type or Print Bidder's Name)

(Address-Zip Code-Print or Type)

** Complete this section of Form.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0172. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

”

”

”

Section III - ACCEPTANCE BY THE GOVERNMENT

This bid is accepted on the basis of Payment Plan _____ for the total principal sum of _____
_____ dollars (\$ _____), subject to the conditions and instructions in
Section IV and to the approval of credit if Payment Plan B is elected.

Date of Acceptance _____

UNITED STATES OF AMERICA

BY _____
(Signature)

(Type Name and Title of Official)

(Agency)

UNITED STATES DEPARTMENT OF AGRICULTURE

Section IV - CONDITIONS AND INSTRUCTIONS

GENERAL-APPLICABLE TO ALL BIDS:

1. Bid Deposit. The winning bidder will need to place a deposit with Platinum Bid Auction Services, LLC to be held in said auction companies Real Estate Escrow Account. The deposit shall be Ten Percent (10%) of the total purchase price (Bid price plus buyers premium) within 48 hours of notification of acceptance of high bid. Deposits are non-refundable for any reason.

2. Bid Modification. Any sealed bids may be modified or withdrawn by written or telegraphic request received by the Government prior to the time fixed for opening the bids. Negligence of the bidder in preparing the bid confers no right to withdraw the bid after the time fixed for opening in the case of sealed bids or after the time of submission in the case of bids in writing in conjunction with the highest acceptable bid at a public sale.

3. Deed to Property. On December 31th, after acceptance of the bid, the Government shall prepare for the successful bidder a quitclaim deed to the property, and if payment is under Payment Plan B, will also provide the note and security instruments required. The bidder shall deliver the executed instruments to the Government at the time of delivery of the quitclaim deed to the purchaser.

4. Encumbrances or Defects. If the purchaser, before receiving a deed and within thirty (30) days after the Government's acceptance of the bid, submits proof of any encumbrances or title defects, the Government may take any necessary remedial action. If the Government does not elect to exercise the right, the purchaser may, if such encumbrance or title defect affects the marketability of the title, rescind the purchase obligation and recover all amounts paid by the purchaser to the Government on account of the purchase price. However, neither the purchaser nor parties claiming under purchaser shall be entitled, under any circumstances, to recover from the Government any damages, interest, or costs on account of any encumbrance or defect affecting the title of the property. Unless proof of encumbrances or defects, other than any enumerated on Exhibit A, is submitted by the purchaser within the time specified above, any and all encumbrances and defects shall be conclusively presumed waived, and the purchaser and any parties claiming under the purchaser shall be forever barred from asserting them against the Government.

5. Abstracts or Title Evidence. The Government is not obligated to furnish any abstracts or other title evidence but will permit bidders to inspect its title papers at a place selected by, and at no expense to, the Government.

6. Accepting the Property. The purchaser agrees to accept the property as is, in its present condition. No warranty is given on the property or the title thereto.

7. Loss or Damage to Property. If, through no fault of either party, the property is destroyed or damaged as a result of fire, vandalism or an act of God between the time of acceptance of the bid and the time the title of the Property is conveyed by the Government, the Government will reappraise the property. The reappraised value of the property will serve as the amount the Government will accept from the bidder. However, if the actual loss as determined is less than \$500, payment of the full purchase price is required. In the event the two parties cannot agree upon an adjusted price, either party, by mailing notice in writing to the other, may terminate this contract of sale, and the bid deposit shall be returned to bidder.

8. Possession Rights. The purchaser will accept the property subject to the rights of any person or persons in possession of or presently occupying the property or claiming a right to occupy the property.

9. Payment of Taxes. If the property while in Government inventory is subject to taxation, the taxes will be prorated between the Government and the purchaser as of the date of auction. If the property is not subject to taxation while in Government inventory, the purchaser will pay all taxes on the property which become due and payable on or after the date the title of the property is conveyed by the Government.

10. Mineral Rights. The Government will convey to the purchaser all mineral rights to which it has title.

11. Acceptance or Rejection of Bids. The Government may accept any bid or reject any or all bids and may waive any defects therein.

12. Liquidated Damages. If the purchaser should fail to comply with any of the terms or conditions hereof, the Government, by mailing notice in writing, may terminate the contract for sale. The earnest money deposit shall be retained by the Government as full liquidated damages except where failure to close is due to non-approval of credit.

13. Representations Regarding Property. Representations or statements regarding the property made by any representative of the Government shall not be binding on the Government or considered as grounds for any claim for adjustment in or rescission of any resulting contract. The purchaser expressly waives any claim for adjustment or rescission based upon any representation or statement not expressly included herein.

14. Member of Congress. No Member of or Delegate to Congress or Resident Commissioner shall be admitted to any share or part of the contract of which these conditions form a part, or to any benefit that may arise therefrom.

15. Subject to Government regulations. All bids and resulting contracts shall be subject to the regulations of the Government, now or hereafter in effect.

16. Documentary Stamps. The purchaser will be required to purchase and place upon the deed the necessary documentary stamps.

17. Deed Restrictions (If Applicable). This property contains a dwelling unit or units which the Government has deemed to be inadequate for residential occupancy. The Quitclaim Deed by which this property will be conveyed to the purchaser will contain a covenant binding the purchasers and the property which will restrict the residential unit(s) on the property from being used for residential occupancy until such time as the dwelling unit(s) is structurally sound and habitable, has a potable water supply, has functionally adequate, safe, and operable heating, plumbing, electrical and sewage disposal systems, and meets the Thermal Performance Standards as outlined in Exhibit D, 7 CFR Part 1924, Subpart A. This restriction is required by Section 510(e) of the Housing Act of 1949, as amended, 42 U.S.C. § 1480(e).

18. Chattel Property. Where this form is utilized for invitation, bid and acceptance of real and chattel property or chattel property the term "real property" as used herein shall mean real and chattel property or chattel property respectively. Chattel property shall be conveyed by bill of sale.

B. APPLICABLE TO PAYMENT PLAN B:

1. Security Instruments. All deeds and mortgages or other security instruments incident to the sale shall be on Government forms and upon closing shall immediately be filed for record by the Government at the expense of purchaser.

2. Insurance. To protect the Government's security in any buildings and appurtenances, the purchaser shall carry insurance against loss by fire, windstorm, and any other hazards required by the Government. The insurance shall be in an amount and form, and with an insurer, satisfactory to the Government. The original policy with evidence of premium payment shall be delivered to the Government at the time of delivery of the quitclaim deed to the purchaser.

3. Prepayment. The purchaser may pay at any time all or part of the unpaid balance of the purchase price with no prepayment penalty. *(For Multiple Family Housing only, purchaser may be subject to prepayment restrictions Section 502(c) of the Housing Act of 1949 as amended, 42 U.S.C. § 1472(c).)*

4. Credit Contingency. Government's obligation to convey the property to the bidder is contingent upon its approval of the bidder's creditworthiness for the amount to be borrowed. The bidder agrees to furnish financial information requested by the Government within 30 days of the request.