

Real Estate Sealed Bid Form

Subject Property: 110 Byron Ave. Raton, NM 87740

Minimum Bid: \$ **90,000** set by the Raton Board of Education Sealed

Bid Due Date: **March 6, 2023** at 12:00pm

On-Site Inspection Date: **February 2, 2023** 2:00pm – 3:00pm

Name: _____

Address: _____

Phone #: _____

Email: _____

I hereby bid \$ _____ for the above referenced property. Bids should be a cash offer for Warranty Deed. At the time of notification of bid award, an Escrow Deposit in the form of a certified check in the amount of \$1,500 is due and payable to Title Services, Inc.

I have received, read, understand and agree to the terms and conditions of this offer outlines on page 2.

Signature Date

Signature Date

Received sealed bid on _____ @ _____ am/pm.

The Buyer shall solely rely on their own information, judgement and inspection of the property and records. Seller will allow access to the property for inspection on the date noted on page 1. This is a courtesy and not a warranty or guarantee of any kind. Buyers may conduct independent inspections with the seller's permission prior to bid due date.

The Buyer pays all closing costs and any other costs pertaining to the sale. The Buyer is responsible for all Ad Valorem taxes after the date of closing.

Closing shall occur within 90 days of bid date.

The Escrow Agent shall be Title Services, Inc. 112 N. 2nd Street, Raton, NM 87740.

Lead Based Paint Disclosure: Since the property was built prior to 1978, lead base paint may exist. This property is selling on an "as-is" basis. If concerned, prospective bidders should conduct any risk assessments or inspections prior to bidding. At the conclusion of the bid sale, the bid winner will be asked to sign a form waiving their right to conduct any assessments or inspection of lead base paint.

Final Buyer's Notice: Property is being sold "as-is, where-is" with no warranties expressed or implied. Buyers should carefully verify all aspects of this offering. All sales are final.