

**DYNAMIC PROPERTY INVESTMENTS, LLC**

**A Licensed Florida Real Estate Broker**

514 Limona Road Brandon, FL 33510

**Buyer Bidder Registration**

**Trinity Town Center**

**9040 Tryfon Blvd.**

**Trinity, FL 34655**

**On-Site Auction**

**Friday October 28, 2016 @ 1:00pm**

**(Please Print)**

Individual Name \_\_\_\_\_

Company Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

**Bidder Number \_\_\_\_\_ Buyer's Premium: No Buyer's Premium**

**I have read and accept the terms described below.**

**Signed by:**

**Date:**

\_\_\_\_\_

**Reserve** – The Seller of the property, Trinity Town Center, LLLP, is a debtor in a pending bankruptcy case styled *In re: Trinity Town Center, LLLP*, case no. 8:16-bk-00405-KRM, United States Bankruptcy Court, Middle District of Florida. **By order of the Bankruptcy Court, this is an Absolute, NO RESERVE Auction.**

**Condition of the properties sold** – All properties are being sold “AS-IS, WHERE IS, WITH ALL FAULTS” and without any representations or warranties, either express or implied, of any kind or nature whatsoever, including without limitation any representation of fitness for any particular purpose. Bidders are to make their own pre-auction inspections and determinations.

**Buyer’s Premium** – No Buyer’s Premium.

**Records** – The record of sale kept by the auctioneer and bookkeeper will be taken as a final in the event of any dispute.

**Agency** – The auctioneer and broker are acting as agent only and are not responsible for acts of their principals.

**Litigation** – Any litigation arising in connection with the sale of the property may be brought only in the Seller's bankruptcy case, referenced above. The prevailing party in any litigation will be entitled to recover its costs and reasonable attorneys' fees.

**Deposit to bid** – Bidder shall deposit \$100,000 in an escrow account at least 24 hours before the auction begins. The deposit shall be held by the Seller's counsel, McIntyre Thanasides Bringgold Elliott Grimaldi & Guito, P.A. ("Escrow Agent") in order to be eligible to bid. This deposit will be refunded within 3 business days after completion of auction to all non- winning bidders. The winning bidder’s deposit will be non-refundable, and will be held in escrow for application to the purchase price. The winning bidder will also deposit with Escrow Agent an additional sum of \$400,000 within 3 business days after the auction as an additional non-refundable escrow. The total escrow (\$500,000) will be credited to the buyer at closing towards the purchase price. Failure to close within thirty days of the date of the auction shall result in the winning bidder becoming liable to Seller for liquidated damages in the amount of \$500,000, which may be satisfied, in full or in part, by application of the funds in escrow with Escrow Agent.

**TERMS MAY BE MODIFIED BY ANNOUNCEMENT PRIOR TO AUCTION**

Thank you,

**DYNAMIC PROPERTY INVESTMENTS, LLC**

Joel Walker, Broker