FOR SALE Department of Transportation

File- 47.036358A1 Tract- 47 County- Dillon

OFFERED AT \$22,000



Address: 1543 Bethea Ext. Latta, SC

Type Property: Single Family Residence

HOUSE MUST BE MOVED OFF PROPERTY

General Property Description: The house is a two story vinyl home built in 2004. It has approximately 2569 sq ft., three (3) bedrooms, three (3) baths. Features include hardwood floors, 2 car garage, Thermopane windows, large laundry/utility room. The structure is sold "as is" and must be moved off the land at purchaser's expense.

Brief Conditions of the Sale: All purchasers are required to submit two certified checks along with the executed Agreement for Sale and Removal of Improvements. The first should be in the amount of 20% of the bid amount as earnest money. The second certified check should be for \$3,000.00 to serve as a performance deposit. The second check is refundable after satisfactory removal of structures. The successful bidder is required to remove the improvements from the subject site at the successful bidder's expense as outlined in the contract. For additional information please contact Property Management at 1-800-214-4495 or email GiammonaAL@scdot.org.

Mail Offer/Bid to:

South Carolina Department of Transportation Property Management Rm. 422 Post Office Box 191 Columbia, SC 29202 803-737-1400 or 800-214-4495

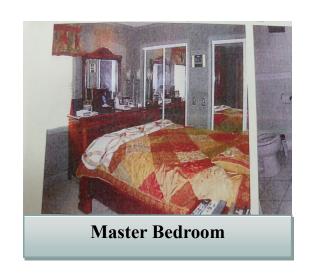




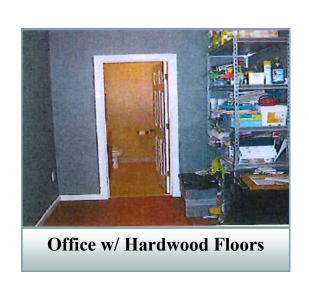












1.

AGREEMENT FOR SALE AND REMOVAL OF IMPROVEMENTS

This is a legal document. If you have questions concerning this document, you may call SCDOT Property Management at 803-737-1400. If you require legal advice, seek legal counsel. Do not change or strike through language in this form; doing so may nullify the document (see Paragraph 12). To make an offer, the Buyer should fill out this form with the requested information, sign it and submit it to SCDOT. If SCDOT accepts the offer, the Agreement will be signed by the authorized official for SCDOT and a copy returned to the Buyer.

PARTIES: The parties to this Agreement are as follows:

	SELLER:		ent of Transportation ("SCDOT ATTN: Property Management 955 Park Street, Post Office I Columbia, South Carolina 29 Telephone No.: (803) 737-14	nt, Room 422 Box 191 202-0191			
	BUYER:						
		Contact information:					
		Address:					
		Telephone Nos:					
		E-mail Address:					
	Title to the	Subject Improvement(s) w	vill be taken in the name(s) of _				
			<u>.</u>				
2.		AGREEMENT TO BUY AND SELL: Buyer agrees to buy and SCDOT agrees to sell the following removable improvement, under the terms and conditions set forth herein.					
			n 1 · , , · 11	1 11 2004 141			
		SUBJECT IMPROVEMENT(S): The house is a two story vinyl home built in 2004. It has					
		approximately 2569 sqft., three (3) bedrooms, three (3) baths. Features include hardwood floors, 2 car					
	garage, Thermopane windows, large laundry/utility room. The structure is sold "as is" and must be moved off the land at purchaser's expense.						
	on the land	at parenaser s expense.					
	LOCATIO	N: 1543 Bethea Ext. Latta	a, SC 29565				
,	DUDCHAG	OE DDICE. D	CCDOT the of				
3.	PURCHAS	SE PRICE: Buyer snan pa	y SCDOT the sum of	nt(s). Earnest money in the amount of			
	<u>(\$</u>			ormance Deposit shall be delivered to			
	SCDOT, along with this completed Agreement form, as Buyer's offer. If the Agreement is accepted and signed by SCDOT, the Buyer shall have thirty (30) days to pay to SCDOT the balance of the Purchase						
				made by a certified check payable to			
			ds wired to SCDOT.				
	50201, III	oney order or confined fun	us whou to see on.				
1.	REMOVA	L: As a condition of this A	Agreement and at Buyer's sole	cost and expense, Buyer shall remove			
			•	60) days from the date of SCDOT's			
				accordance with all federal, state and			
		_	-	fy and hold harmless SCDOT from all			
				oval. After removing the Subject			
	BUYER'S	INITIALS	SCDOT INITIALS	PAGE 1 OF 3			

Improvement(s), the Buyer agrees to leave the location in a child safe condition. No large holes, nails, or dangerous materials are to be left exposed. Pipe shall to be cut off at ground level and capped. Septic tanks and wells shall be left intact and undisturbed. The foundation shall be removed to ground level. If the improvement is on a slab foundation, the concrete slab may remain on the property if it is not broken up. If the slab is broken up during removal, the concrete shall also be removed by the Buyer.

- 5. **PERFORMANCE DEPOSIT**. To assure that the removal work is performed to SCDOT's satisfaction, Buyer shall make payment to SCDOT of a Performance Deposit in the amount of <u>Three Thousand Dollars no/100 (\$3,000.00)</u> at the time of the submission of the bid. If the removal work is performed to SCDOT's satisfaction, the Performance Deposit will be returned to the Buyer as soon as possible after the inspection and acceptance by SCDOT of the work. If the work is not completed to SCDOT's satisfaction, SCDOT will notify the Buyer in writing of the deficiencies. If the Buyer fails to correct the noted deficiencies within 72 hours to SCDOT's satisfaction, SCDOT may retain the deposit as liquidated damages.
- **6. CONDITION OF SUBJECT PROPERTY:** SCDOT makes no warranty of any kind, either express or implied, as to the physical condition of the Subject Improvement(s) or of its fitness for a particular purpose. The Subject Improvement(s) is/are being sold in "AS IS" condition.
- 7. **INSPECTION OF SUBJECT IMPROVEMENT(S):** SCDOT will make the Subject Improvement(s) available for examination and inspections of any kind. All examinations and inspections of the Subject Property shall be at the inspector's own risk. Any Buyer who enters, or directs its agents or employees to enter, upon SCDOT's Property for viewing or inspection agrees to indemnify and hold harmless SCDOT from any and all injuries to persons or property that may arise out of such viewing and inspection.
- 8. **DELIVERY OF BILL OF SALE**: SCDOT will deliver to the Buyer a properly executed Bill of Sale for the Subject Improvement(s) upon Buyer's payment to SCDOT of the full purchase price.
- 9. **DEFAULT:** If the Buyer fails to deliver the balance of the Purchase Price within (30) days of SCDOT's execution of the Agreement, SCDOT shall be entitled to retain the Earnest Money. If SCDOT fails to comply with the terms of the Agreement, Buyer's sole remedy shall be the return of any funds paid to SCDOT.
- 10. **ENTIRE BINDING AGREEMENT:** This Agreement, when signed by both parties, expresses the entire agreement and all promises, covenants, and warranties between the Buyer and SCDOT concerning the Subject Improvements. This Agreement can only be modified by a written instrument signed by the Buyer, or its authorized representative, and SCDOT's Director of Rights of Way, or his or her authorized designee.
- 11. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon the parties and their heirs, assigns, successors, executors, or administrators.
- 12. **CHANGES:** All conditions, changes, or counterproposals to the terms of this Agreement form shall be indicated below in this Paragraph 12 or in a written addendum signed by both parties. This document will become null and void if any changes, whether written, copied, computer reproduced, or typed, are made to this document's original printed text. Any changes or counter proposals set forth below will be superior to and prevail over all other terms and conditions of this document's printed text only upon the acceptance and initialing by both parties' authorized agents below:

BUYER'S	INITIALS	SCDOT INITIALS

Changes accepted by BUYER:Changes accepted by SCDOT:	DATE: DATE:		
IN WITNESS WHEREOF, the Parbelow.	rties hereby sign, seal and deliver this Agreement on the dates show BUYER:		
INESSES.			
	Signature:		
	Printed Name:		
	Date:		
TNESSES:	SCDOT:		
	South Carolina Department of Transportation		
	Ву:		
	By:		

IMPROVEMENT DESCRIPTION

Building

General Property Type	Single-family residential
Specific Property Use	Single-family residential
Size of GBA	2,569 square feet
Year Built	2004
Estimated Effective Age	4 years
Estimated Economic Life	50 years
Type of Construction	Wood frame with vinyl siding
Foundation	Concrete slab
Exterior Walls/Windows	Exterior walls are vinyl siding and the windows are vinyl, double hung.
Roof	Asphalt shingle
Garage / Carport	2.5 car garage attached
Other Features	n/a
Exterior Condition	Overall exterior condition is average-good

IMPROVEMENT SKETCH

