

# AUCTION

## 214 Bonnacliff Ct. Hermitage Hills Subdivision



<b>Date:</b>	<b>Saturday July 25<sup>th</sup> 2009 10:30AM</b>
<b>Inspection Time:</b>	2 hours Before Auction
<b>Location &amp; Directions:</b>	214 Bonnacliff Ct Hermitage Tn 37076 Directions: I-40 east to Hermitage exit. Old Hickory Blvd to Left on Plantation Dr Right Bonnaville Dr to Left Bonnafield to Left Bonnacliff Ct Auction up on Left

<b>Description:</b>	<p><b>Nice All Brick 4 Bedroom 2.5 Bath home in Hermitage Hills Subdivision</b></p> <p><b>1823 SqFt Central H/A One Car Garage Fenced Back Yard</b></p>
<b>Terms:</b>	<ul style="list-style-type: none"> <li>o SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract, plus 10% at closing for a total of 20% down if bank terms accepted. Contact auctioneer for auction terms that are tailored to your needs. Balance due day of deed if terms not accepted. Title: Seller to provide Purchaser with Title Insurance at closing. Possession: Day of Deed. Closing Date: Closing to be on or before August 5th 2009 unless arrangements are made before final bid. Taxes: Taxes will be pro-rated as of day of closing</li> </ul> <p>AUCTION BANK TERMS:</p> <p><b><u>Non-Qualifying Auction Bank Terms</u></b></p> <p>First Freedom Bank Auction Terms: 20% down payment, initial interest rate 6.00% adjusted annually to prime +1 % amortized over 10 years with interest payments quarterly principle payments annually These are non-qualifying bank terms subject to the following: the required down payment: buyer completing a credit application: buyer not being in bankruptcy: the note will be secured by a first mortgage deed of trust on the property: terms are available to individuals, not corporations: a trustee must have a satisfactory trust agreement. There will be a \$350.00 origination fee on each loan and purchaser must pay for appraisal there is no prepayment penalty. The loan will require an appraisal to be paid for by the buyer. The loan will then be based on the appraisal or the purchase price; whichever is the smaller of the two. □Contact Luke Winchester Vp First Freedom bank 615-758-1280</p>
<b>Referring Agent:</b>	Tommy Williams Crye-Leike Realtors Mt Juliet 615-828-7149
<b>For More Info Contact:</b>	<p><b>Auctioneers:</b></p> <p><b>Brandon Gunnels 615-830-9635</b></p> <p><b>Bob Lannom 615-804-1341</b></p>

[Insert additional photos here ...]