

AUCTION



BY ORDER OF LOS ANGELES COUNTY
PUBLIC ADMINISTRATOR & GUARDIAN



KENNEDY WILSON

SUPERIOR COURT PROBATE AUCTION

Kennedy Wilson has been appointed by the Public Administrator & Guardian to sell real property through public auction. The properties are sold as is, where is, and are subject to confirmation by the Los Angeles Superior Court. All sales are governed by the California Probate Code. The purchase documents, plat maps, preliminary title reports and additional photos are available on www.KWProbateAuction.com for your convenience.

If all your questions are not answered after reviewing all the information on our website www.KWProbateAuction.com including the Frequently Asked Questions, please email us at rwinchell@kennedywilson.com.

Rhett Winchell, President
Kennedy Wilson Auction Group
DRE #00867471

AUCTION INFORMATION

ONLINE AUCTION
SATURDAY, MAY 30TH, 2020
AT 11:00 AM

AUCTION LOCATION:

This Auction will be conducted on Kennedy Wilson's online auction platform at www.KWProbateAuction.com.

PROPERTY INSPECTIONS:

Property inspections will be available to bidders after they have completed the auction registration process and signed the Coronavirus Property Entry Advisory & Declaration (PEAD).

REGISTRATION:

Each bidder must register with the auctioneer prior to the Auction. Registration is available at KWProbateAuction.com.

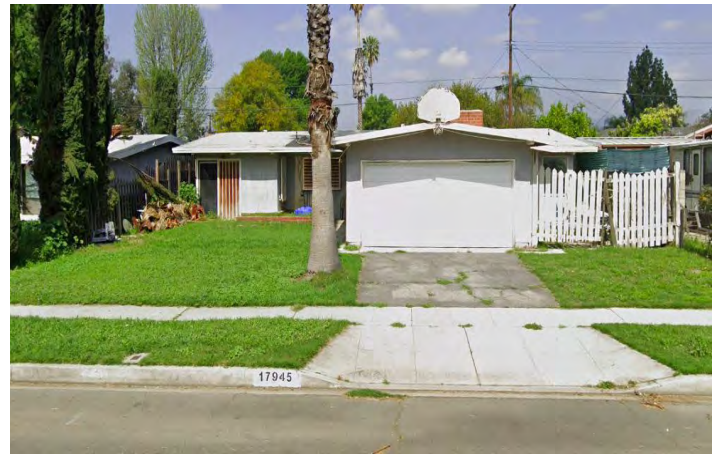
DEPOSIT:

In order to bid, registrants are required to submit an advance payment to Kennedy Wilson in the amount of \$500 for each property they intend to purchase. Furthermore the high bidder will be required to deposit the balance of a 10% deposit by personal (or business) check payable to KENNEDY WILSON within 48-hours of the Auction.

Advance payments will be returned to registrants that are not the high bidder, minus service fees. See further details inside.

AUCTION #501 AT 11:00 AM ONLINE
HOME IN RESEDA CA 91335
17945 KESWICK STREET
STARTING BID: \$325,000

This Single Family Home built in 1953 features, 3 bedrooms, 2 bathrooms, +/-1230 Sq Ft of living space, +/-6013 Sq Ft lot, with 2-car parking, and Attached garage, APN: 2120-011-003. The cross street is Zelzah Avenue. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Michele Pett.


AUCTION #502 AT 11:00 AM ONLINE
HOME IN PANORAMA CITY CA 91402
14927 TITUS STREET
STARTING BID: \$295,000

This Single Family Home built in 1953 features, 3 bedrooms, 2 bathrooms, +/-1244 Sq Ft of living space, +/-8354 Sq Ft lot, with 2-car parking, and Attached garage, APN: 2210-003-054. The cross street is Roscoe Boulevard. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Suni Nolan.


AUCTION #503 AT 11:00 AM ONLINE
CONDOMINIUM IN VAN NUYS CA 91405
6801 MAMMOTH AVENUE UNIT #5
STARTING BID: \$180,000

This Condominium built in 1982 features, 2 bedrooms, 3 bathrooms, +/-1218 Sq Ft of living space, APN: 2216-024-058. The cross street is Vanowen Street. HOA dues are +/- \$299 per month. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Alan Jesse Foust. Owner passed away on the property.


AUCTION #504 AT 11:00 AM ONLINE
CONDOMINIUM IN CULVER CITY CA 90230
4900 OVERLAND AVENUE UNIT 179
STARTING BID: \$350,000

This Condominium built in 1973 features 1 bedroom, den and 2 bathrooms (as per assessors records), +/-920 Sq Ft of living space, APN: 4209-031-076. The cross street is Culver Boulevard. HOA dues are \$513 per month. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). The Mary Lavelle Trust.



AUCTION #505 AT 11:00 AM ONLINE
**CONDOMINIUM IN LOS ANGELES CA 90043
3320 3/4 WEST 76TH STREET
STARTING BID: \$100,000**

This Condominium built in 1949 features, 1 bedrooms, 1 bathrooms, +/-672 Sq Ft of living space, APN: 4012-012-044. The cross street is Crenshaw Boulevard. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Kathryn Brewster.


AUCTION #506 AT 11:00 AM ONLINE
**CONDOMINIUM IN TORRANCE CA 90502
20712 SOUTH VERMONT AVENUE UNIT 8 STARTING BID: \$150,000**

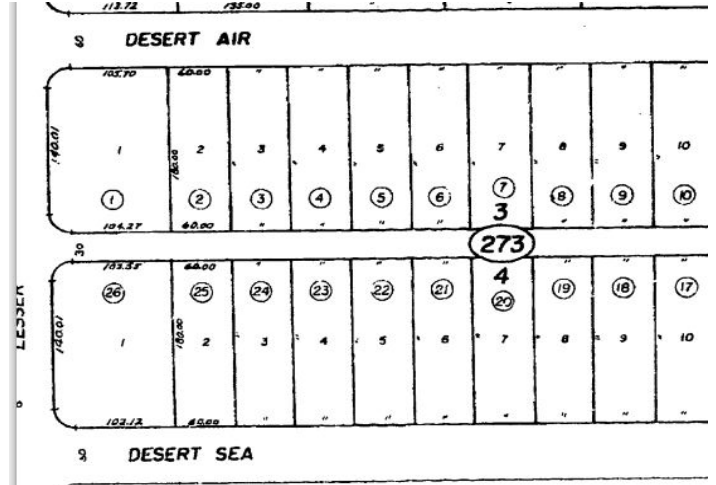
This Condominium built in 1978 features, 1 bedrooms, 1 bathrooms, +/-656 Sq Ft of living space, APN: 7350-001-042. The cross street is Torrance Boulevard. HOA dues are \$350 per month. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Helen Hallberg.


AUCTION #507 AT 11:00 AM ONLINE
**HOME IN AZUSA CA 91702
619 NORTH VERNON AVENUE
STARTING BID: \$195,000**

This Single Family Home built in 1927 features, 2 bedrooms, 1 bathrooms, +/-840 Sq Ft of living space, +/-6076 Sq Ft lot, and Detached garage, APN: 8616-003-035. The cross street is West 6th Street. The showing instructions will be sent to registered bidders. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Le Roy Vrchota.


AUCTION #508 AT 11:00 AM ONLINE
**UNIMPROVED LOT IN THERMAL, CA 92274
1574 DESERT SEA AVENUE APN:007-273-020
STARTING BID: \$2,000**

This unimproved lot is approximately +/- 10,773 SF. (Imperial County). Buyer to pay \$500 escrow fee. The cross street is Lesser Drive. Inspection anytime. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Darshan Sachdeva



AUCTION #509 AT 11:00 AM ONLINE

UNIMPROVED LOT IN THERMAL, CA 92274
2632 DANA AVENUE APN:009-114-004
STARTING BID: \$2,000

This unimproved lot is approximately +/- 11,838 SF. (Imperial County). Buyer to pay \$500 escrow fee. The cross street is Dana Place. Inspection anytime. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Darshan Sachdeva

AUCTION #510 AT 11:00 AM ONLINE

UNIMPROVED LOT IN THERMAL, CA 92274
2630 ALPINE PLACE APN:009-084-006
STARTING BID: \$2,000

This unimproved lot is approximately +/- 10,027 SF. (Imperial County). Buyer to pay \$500 escrow fee. The cross street is Morro Avenue. Inspection anytime. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Darshan Sachdeva

AUCTION #511 AT 11:00 AM ONLINE

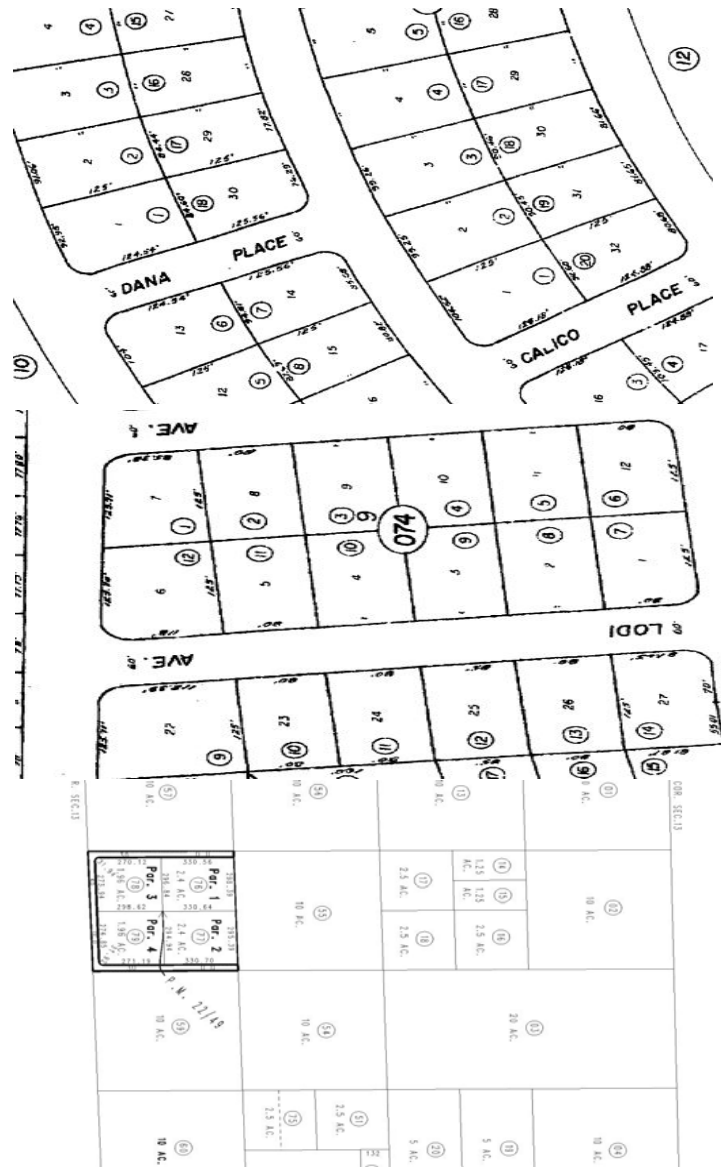
UNIMPROVED LOT IN BARSTOW, CA 92311
APN:0419-072-59-0000
STARTING BID: \$4,000

This unimproved lot is approximately +/- 10 AC. (San Bernardino County). Buyer to pay \$500 escrow fee. Inspection anytime. This property will be offered by proxy bids or at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#). Estate of Robert Henderson.

AUCTION #512 AT 11:00 AM ONLINE

HOME IN NORWALK CA 90650
15221 IBEX AVENUE
STARTING BID: \$215,000

This Single Family Home built in 1949 features 2 bedrooms, 1 bathrooms, +/-750 Sq Ft of living space, +/-6,223 Sq Ft lot, with 1-car attached garage, APN: 8080-006-012. **PLEASE DO NOT DISTURB OCCUPANTS!** Occupants are not paying rent. There will be no property viewings before closing. Property will not be vacant at the close of escrow. This Property is offered together with improvements thereon as is, where is, with no warranty expressed or implied. This property will be offered at a Live Online Auction. To register to bid at this auction click [REGISTER TO BID ONLINE](#) below. Estate of Jack Keith.





REAL PROPERTY TERMS OF SALE

BY ORDER OF THE PUBLIC ADMINISTRATOR & GUARDIAN



A. INTRODUCTION:

Kennedy Wilson has been appointed by the Public Administrator & Public Guardian to sell real property through public auction. The properties are sold as is, where is, and are subject to confirmation by the Los Angeles Superior Court. All sales are governed by the California Probate Code. The balance of the purchase price to be "ALL CASH." THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING OR APPRAISAL CONTINGENCIES. The plat maps and additional photos are available for your convenience.

B. AUCTION LOCATION:

Due to Covid-19, there will be no onsite auctions at the Property locations. Bidders may participate in two ways: 1) by PROXY BID, and 2) at a LIVE AUCTION to be held ONLINE on Saturday, May 30, 2020 at 11:00 a.m. at www.KWProbateAuction.com.

C. PROPERTY VIEWINGS:

Due to Covid-19, there are no open houses. Properties are available for viewing by **REGISTERED BIDDERS ONLY**. Registered Bidders are required to (1) provide all information requested on the Auction Registration Form, and agree to (2)(a) Auction Terms and Conditions, and (2)(b) Coronavirus Property Entry Advisory and Declaration (CAR Form PEAD). Upon registration you will receive further instructions on how to view the Properties.

[CLICK HERE TO COMPLETE THE ONLINE REGISTRATION PROCESS NOW](#)

D. REQUIRED DEPOSIT:

In order to participate in this Auction, Bidders must have in their possession, at the time of the Auction, liquid funds (i.e. cash in checking or savings account) equal to 10% of its high bid price for its earnest money deposit. If requested by Kennedy Wilson, Registered Bidders agree to provide Proof of Funds sufficient to close escrow.

E. ELIGIBILITY TO BID:

To become **ELIGIBLE TO BID AT THE AUCTION**, each Registered Bidder must make a PayPal payment to Kennedy Wilson in advance of the Auction. If the Registered Bidder is the high bidder on Auction Day and returns the properly executed purchase documents plus the balance of the 10% deposit to Kennedy Wilson upon request, the PayPal payment will be credited towards the 10% deposit. The PayPal Payment will be returned to the Registered Bidder if they are not the high bidder at the Auction.

F. REAL ESTATE BROKERS:

Broker cooperation is offered. All agents MUST BE REGISTERED by their clients at www.KWProbateAuction.com. (NO EXCEPTIONS). See REAL ESTATE BROKER section below.

G. REAL ESTATE PROBATE AUCTION – SPECIFIC TERMS AND CONDITIONS OF SALE:

- These properties are offered together with improvements thereon as is, where is, with no warranty expressed or implied. Buyers are assuming any Notice of Violation or Substandard posted against the properties prior to the sale and after. The Public Administrator/Guardian and the Auctioneer make no representations regarding the properties offered for sale (i.e. square footage, zoning etc.). Bidders must rely on their own inspections and research prior to bidding. No termite clearance will be supplied for these sales.
- These properties are offered with a Starting Bid, however the sales are subject to the Public Administrator's approval and Probate Court Confirmation (Court hearing approximately 90 days following the auction day subject to the Court's reopening schedule). On Auction Day, the auctioneer will open the bidding and the bidding increases will be in such increments as the Auctioneer in his sole discretion directs. In the event of a dispute between bidders, the Auctioneer shall make the sole and final decision. No pre-sales prior to Auction however, prospective bidders may submit a Pre-Offer prior to Auction Day which will be used as a "Proxy Bid" by the Auctioneer on Auction Day. At the Court Confirmation hearing, higher bids may be accepted by the court if they are made before the court judge & they are in an amount equal to the accepted bid, plus (5%) five percent of that amount plus \$500. The court shall determine any further incremental successive overbidding amounts.
- Each property sale will be conducted ONLINE at www.KWProbateAuction.com. Each bidder must pre-register with the auctioneer prior to the day of the Auction and the high bidder will be required to deposit 10% of the amount of their bid as follows: i) the first \$500 in the form of a PAYPAL payment prior to the Auction, plus ii) the balance of the 10% deposit will be collected upon successful bid and must be in the form of a personal or business check payable to Kennedy Wilson within 48-hours following the auction.
 - For example: A high bid of \$500,000 will require a \$500 PayPal payment upon registering for the auction, then a \$49,500 personal or business check upon winning the bid.

PAYMENT SCHEDULE		
High Bid:	Auction Day	\$500,000
<u>Payment</u>	<u>When Paid</u>	<u>Amount</u>
PayPal Payment	Upon Registering for the Auction	\$500
Personal or Business Check	Within 48 hours of the Auction	\$49,500
Balance ^(*)	Close of Escrow	\$450,000

(*) = Plus Escrow closing costs

- For sales with a purchase price of less than \$50,000, a \$500 PayPal payment and \$9,500 check, is required. For all sales with a purchase price that is less than \$10,000, a \$500 PayPal payment and the balance of the purchase price is to be paid in full within 48-hours of the auction. The winning Bidder's checks will be cashed 3 business days following the auction.
- If the **Registered Bidder is the High Bidder** on Auction Day, the initial PayPal payment(s) shall be immediately non-refundable. Upon Kennedy Wilson's receipt from the high bidder, the properly executed Offer To Purchase, disclosures and the balance of the 10% deposit, the initial PayPal payment(s) shall be applicable to the 10% deposit. **NOTE: IF WITHIN 48 HOURS OF THE AUCTION, THE HIGH BIDDER FAILS TO RETURN THE PROPERLY EXECUTED OFFER TO PURCHASE, DISCLOSURES AND THE BALANCE OF THE 10% DEPOSIT TO KENNEDY WILSON, THE INITIAL PAYPAL PAYMENT(S) SHALL BE RETAINED BY KENNEDY WILSON AS LIQUIDATED DAMAGES.**
- In the event the bidder **is not the high bidder**, the PayPal payment will be reversed/credited by Auctioneer within 3 business days after the auction.
- The bidder is responsible for all PayPal fees and credit card interest charges, if any, and for those fees charged to Kennedy Wilson for this service. Kennedy Wilson's fees are estimated to be \$20 per \$500 of PayPal transactions which may be collected in advance.
- In the event any bidder is unable to attend the Live Online Auction held on Auction Day, there are two alternatives to submitting a PROXY BID. In advance of Auction Day, the bidder may submit a Proxy Bid to Auctioneer by either i) mailing a fully executed Offer To Purchase contract, or ii) enter an offer online at www.KWProbateAuction.com. Proxy Bids must be received by Auctioneer no later than 2 business days prior to Auction Day. On Auction Day the Auctioneer will place Proxy Bids on behalf of the bidder. The deposit requirements stated in 3a to 3c above still apply for Proxy Bids. For further information on Proxy Bids go to www.KWProbateAuction.com.

4. High bidders will be required to execute the Offer to Purchase contract within 48 hours of the auction which will require completion of the sale as follows:
 - a) After the court hearing, a 45 day escrow shall be opened by the seller at a company of seller's choice. If the 45 day escrow period has elapsed, and
 - b) The Escrow Holder is in possession of the Order Confirming Sale, and the Buyer is not in a position to close escrow, the Buyer will be charged an additional \$200 per day Hold Open fee until the close of escrow. Should the buyer default on this sale, the procedures and remedies set forth in Probate Code Section 10350 shall apply, and;
 - c) The buyer may lose his/her deposit and be subject to additional damages.
 - d) The Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be All CASH. THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING CONTINGENCIES.
 - e) Seller will furnish a title policy through a title company of seller's choice in escrow at seller's expense.
 - f) Taxes, rents, fire insurance and interest on encumbrances, if any will be prorated to the close of escrow. There will be no monetary encumbrances against the property at the close of escrow.
 - g) Escrow fees will be shared one half by seller, one half by buyer, each to pay own fees.
 - h) Buyer to pay for and secure a (9A) Residential Property Report and a (NHD) Natural Hazard Disclosure Statement in escrow.
 - i) Sales will be subject to the rights of tenants-in-possession, if any.
5. REAL ESTATE BROKERS:

In the event a client registers a Real Estate Broker with the Auctioneer on www.KWProbateAuction.com at the time the client registers for the sale, that Real Estate Broker is eligible for broker cooperation in the event the Real Estate Broker (a) assists his/her client with the sale from beginning to closing and (b) signs the "Broker Cooperation Agreement" immediately after the Auction, in which event the Real Estate Broker will receive 50% of the total commission awarded by the Court to the Seller's broker (Kennedy Wilson). The total commission awarded by the Court is normally 4% of the purchase price. THERE WILL BE NO EXCEPTIONS TO ANY OF THE ABOVE PROCEDURES. In the event the Real Estate Broker's client becomes the successful bidder, the commission will be paid at the close of escrow, in accordance with California Probate Code 10165 (C-3). A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal, in accordance with California Probate Code 10160.5.

6. GENERAL TERMS

- a) The Auction will be recorded. Bidders' attendance at the Auction will constitute Bidders' consent to any audio and/or visual recording. No Auction attendees may take audio or visual recordings of the Auction.
- b) Bidders acknowledge they are not an employee of the Los Angeles County Treasurer & Tax Collector's Office, the Los Angeles County Mental Health Services Department, or of the auction company.
- c) All descriptions and information are derived from sources reliable, but no guarantee is expressed or implied. The Public Administrator reserves the right to postpone the sale from time to time in accordance with California Probate Code 10305. Announcements made on the day of the sale will take precedence.
- d) If escrow does not close within the 45 days, or within an extension of time granted by the seller, in accordance with California Probate Code 10350 requires the seller to ask the probate court to vacate the sale. If the court orders the sale vacated, the law requires the deposit to be held by the seller until the property has been sold again and escrow has closed. If the total amount of the final sales price, plus the amount of expenses and fees allowed by the court for vacating the first sale, is less than sales price of the vacated sale, the difference is paid from the deposit. If the difference is greater than the deposit, a lawsuit to collect the amount is usually filed. The relevant portion of Probate Code Section 10350 says: If after the confirmation, the purchaser neglects or refuses to comply with the terms of the sale, the court may vacate the order of confirmation and order a resale of the property. If the amount realized on such resale does not cover the bid and the expenses of the previous sale, the defaulting purchaser at such previous sale is liable to the estate for the deficiency.
- e) By participating in this Auction, all Bidders acknowledge they have read, understand and accept the additional **ONLINE BIDDING INSTRUCTIONS AUCTION TERMS AND CONDITIONS** found at www.KWProbateAuction.com.

H. KENNEDY WILSON'S ONLINE AUCTION – SPECIFIC TERMS AND CONDITIONS OF SALE:

During the auction, an Online Bidder will see and hear the auction and compete with other online bidders by placing bids with a click of the mouse. Successful online bidders will be notified that they are the winning bidder. NOTE: There will not be an on-site auction at each property. All bidding will be done online or by Proxy Bid. **In order to qualify to bid please follow these simple steps:**

- STEP #1: REGISTER FOR THE AUCTION at www.KWProbateAuction.com. Registration is required to be eligible to bid online on auction day. To register, you must complete the online registration form at www.KWProbateAuction.com no later than 2 business days prior to auction day.
- STEP #2: To be approved to bid, prior to the start of the auction, bidders must provide a PayPal payment. Bidders intending to buy 1 property must provide a \$500 PayPal payment; and bidders intending to buy 2 or more properties must provide a \$1,000 PayPal payment.
- STEP #3: Upon completion of the required Steps 1 and 2 you will be notified of your APPROVAL TO BID by Proxy Bid and online on the day of the auction.
- STEP #4: Upon approval to bid, you will be provided further instructions for bidding online on auction day.

For an online high bidder, an "OFFER TO PURCHASE REAL PROPERTY" contract and disclosures will be emailed to the high bidder no later than the end of auction day. Online high bidders must complete, sign and return these documents no later than 24 hours after receipt. For a Proxy bidder that is the high bidder and has already submitted a fully executed contract and disclosures they will be notified if they are the high bidder immediately following the auction. For online and Proxy bidders that are the high bidder, the balance of the 10% deposit will be due within 48 hours from auction day.

ALL ONLINE BIDS WILL BE SOLD SUBJECT TO COURT CONFIRMATION. IN THE EVENT THE BIDDER IS THE HIGH BIDDER ON AUCTION DAY AND FAILS TO RETURN THE PROPERLY EXECUTED OFFER TO PURCHASE, DISCLOSURES AND BALANCE OF 10% DEPOSIT TO AUCTIONEER WITHIN 48 HOURS OF AUCTION DAY, ALL PAYPAL PAYMENT(S) SHALL BE RETAINED BY KENNEDY WILSON AS LIQUIDATED DAMAGES AND THE SELLER HAS THE UNILATERAL RIGHT TO OFFER AND SELL THE PROPERTY TO ANY OTHER BUYER.

Please go to www.KWProbateAuction.com for property information, plat maps, Auction Results & Court Confirmation Dates for each property.

Please submit all OFFERS and QUESTIONS to bidkw@kennedywilson.com

AUCTION CONDUCTED BY:



KENNEDY WILSON AUCTION GROUP, INC.
RHETT WINCHELL, BROKER
310.887.6225 | WWW.BIDKW.COM



**BIDDER'S REGISTRATION (must be completed)**

Full Name	
Street Address	
City, State, Zip Code	
Phone	Mobile (required): (____) ____ - _____
Email Address	
Represented by a Real Estate Agent (check one): <input type="checkbox"/> YES <input type="checkbox"/> NO	
I/WE plan to bid on multiple properties on auction day	

PROPERTIES (must be completed)

I/WE plan to bid on all of the following Properties (check all that apply):

RESIDENTIAL IN LOS ANGELES COUNTY

- ☐ 17945 Keswick Street, Reseda
☐ 14927 Titus Road, Panorama City
☐ 6801 Mammoth Avenue #5, Van Nuys
☐ 4900 Overland Avenue #179, Culver City
☐ 3320 3/4 West 76th Street, Los Angeles
☐ 20712 S Vermont Avenue #8, Torrance
☐ 619 N Vernon Avenue, Azusa

LAND

- ☐ 1574 Desert Sea Avenue, Thermal
☐ 2632 Dana Avenue, Thermal
☐ 2630 Alpine Place, Thermal
☐ I-15 & Hodge Road, San Bernardino County (Barstow vicinity)

BROKER'S REGISTRATION (OPTIONAL)

Broker / Real Estate Company Name	
Agent Name	
Phone	Mobile (required): (____) ____ - _____
Email Address	
Agent Signature	

The Real Estate Agent must sign here and must assist the Bidder with the sale and sign the Cooperating Broker Agreement in order to qualify for cooperating commission.

NOTE: A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal, in accordance with California Probate Code 10160.5. See Terms of Sale for complete details.

SUMMARY OF TERMS OF SALE

- The Auction will be conducted in accordance with the attached **REAL PROPERTY TERMS OF SALE** and Kennedy Wilson's Online Auction Specific Terms and Conditions of Sale.
- These properties are offered together with improvements thereon as is, where is, with no warranty expressed or implied.
- Sales are subject to the Administrator's approval and Probate Court Confirmation +/- 90 days after the auction.
- A 45 day escrow shall be opened after the court hearing.
- THE BUYER MAY OBTAIN A LOAN, HOWEVER THERE ARE NO FINANCING CONTINGENCIES.**
- Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be "All CASH". Sales are subject to rights of tenants, if any.
- Bidders acknowledge they are not an employee of the LA County Treasurer Tax Collector's Office, the LA County Mental Health Services Department, or of Kennedy Wilson.
- The Auction will be conducted on Kennedy Wilson's Online Auction platform located at www.KWProbateAuction.com.

I/WE HAVE received, read and accepted the attached i) Real Property Terms of Sale, ii) Coronavirus Property Entry Advisory and Declaration, and iii) I/we have reviewed the purchase documents. By signing below, you hereby register to receive free email notifications for upcoming auctions, property updates and/or newsletters from Kennedy Wilson.

I UNDERSTAND THAT this registration shall only be valid after the prospective bidder i) signs this form, and ii) signs the attached Form PEAD, and iii) submits an advance deposit in the form of a PayPal payment to Kennedy Wilson in the amount of \$500 for each Property I intend to bid on in this offering.

I UNDERSTAND THAT I will receive an invoice from Kennedy Wilson via PayPal for the advance payment.

Sign &
Date Here

Signature _____
Date _____



CORONAVIRUS PROPERTY ENTRY ADVISORY AND DECLARATION

(C.A.R. Form PEAD, 04/16/20)

(A new declaration should be obtained from each visitor, each time they enter a property)
(May be used for more than one property provided a copy is delivered to each Listing Broker.)

Property Addresses LA County Probate May 2020 Auction Properties

1. **RISKS OF EXPOSURE:** The Coronavirus (COVID-19) pandemic is a worldwide risk to human health. COVID-19 is highly contagious and has a mortality rate many times greater than the flu. COVID-19 can spread easily and exponentially. While people of all ages are at risk of catching COVID-19, persons with compromised immune systems and older persons may be at particular risk.
2. **"STAY HOME ORDERS":** In order to reduce the spread of COVID-19, the State of California, as well as many California cities and counties have issued so-called "Safer at Home" or "Shelter in Place" ("Stay Home") Orders, obligating many businesses to close and residents to stay at home with limited exceptions for essential activities.
3. **REAL ESTATE ACTIVITIES AS ESSENTIAL:** Under Federal and State guidelines, activities required to facilitate a real estate transaction are considered essential activities. Nevertheless, this designation does not make them free from COVID-19 risks. All persons must still practice "social distancing" and take all steps necessary to protect themselves and others. Some county and city orders are more restrictive than, and may take precedence over, Federal and State guidelines. You understand that if you engage in any activities in violation of any Stay Home Order, you are acting against the advice of Broker. Brokers and Agents (i) will not violate any Stay Home Orders, notwithstanding any Party's instructions and (ii) will obey all Fair Housing laws while pursuing safe COVID-19 practices.
4. **PURPOSE OF ENTRY:** The purpose of the entry is for viewing or inspecting a Property or performing an activity or providing services in furtherance of or to facilitate a real estate transaction or service.
5. **SELLER OR OCCUPANT REPRESENTATIONS:** If the person Signing below is a seller or occupant, Signer is voluntarily allowing someone to enter the Property. Signer acknowledges being advised to clean and disinfect the Property after the persons allowed to enter leave the Property. Special attention should be given to areas that are likely to be touched such as doorknobs, handles and counter tops.
6. **PROPERTY ENTRANT REPRESENTATIONS:** If the person Signing below is a prospective or actual buyer, real estate agent, or other person whose services facilitate the completion of a real estate transaction or service, Signer is voluntarily entering the Property. Signer acknowledges that although others have been advised to clean and disinfect the property after each entry, doing so may not be possible, and may not have occurred prior to your entry, due to Stay Home Orders and other circumstances. Signer agrees to take all reasonable and necessary precautions to protect Signer and others from the spread of COVID-19, including, but not limited to, the following:
 - A. Following all Federal, State, and local laws and Stay Home Orders, even though such laws and orders may be changing rapidly.
 - B. Exercising care to protect yourself, and assessing your own risks, by considering your age, underlying health conditions, recent travel, possible exposure to COVID-19, doctor's recommendations, and local, State and Federal recommendations. You agree and understand that it is your responsibility to evaluate the risks and protect yourself.
 - C. Washing your hands with soap and water or using hand sanitizer, and wearing rubber gloves, a protective face mask, and protective shoe coverings. Remember to not touch your eyes, nose, or mouth.
 - D. Practicing social distancing by keeping at least 6 feet between yourself and others. Do not gather in groups, and do not touch surfaces or items in the Property. If you believe it necessary to touch surfaces or items in the Property, consider the risks of doing so.
 - E. After viewing the Property, discard any gloves, masks, or shoe coverings worn during the visit and wash hands with soap and water for at least twenty seconds.
7. **ALL SIGNERS REPRESENTATIONS:**
 - A. You understand that allowing access to or accessing a property for any of the purposes above may be dangerous or unsafe and could expose you or others to COVID-19 and that you are allowing or conducting those activities voluntarily.
 - B. You represent that:
 - (1) To the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19;
 - (2) You are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms and;
 - (3) You understand that persons may be afflicted with COVID-19 and: (i) not exhibit symptoms; (ii) not be aware that they are afflicted or (iii) may not voluntarily agree to disclose their condition.
 - C. You will inform Broker if, after the date this document is signed, there is a change in your health condition or knowledge that potentially puts others at risk or invalidates the representations made in this document.
8. **EXCEPTIONS TO REPRESENTATIONS AND ADDITIONAL TERMS:** none

9. **AGREEMENT, DECLARATION AND ASSUMPTION OF RISK:** By signing below, you are declaring the foregoing is true, that you agree to take all recommended and reasonable actions to protect yourself and others from exposure to COVID-19, and that you **ASSUME THE RISK**, as applicable, of entering the Property, or allowing someone to enter the Property. You understand and agree that no one, including but not limited to real estate brokers and agents, can guarantee that you will not be exposed to or contract COVID-19.

By signing below, the person allowing entry or the person entering Property acknowledges that Signer has read, understands, voluntarily agrees to the foregoing, and has received a copy of this Coronavirus Property Entry Advisory and Declaration.

Person allowing entry or person entering Property: ☐ Seller, ☒ Buyer, ☐ Broker/Agent, ☐ Other Entrant, or ☐ Occupant

Sign & Date

(print name) _____ (signature) _____ Date _____

(print name) _____ (signature) _____ Date _____

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SIGNED PEAD FORM.

Buyer's Broker/Agent's Initials (_____)

Initial

Seller's Broker/Agent's Initials (_____)

Seller's Initials (_____) (_____)

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Frequently Asked Questions for Probate Auctions

COVID-19 ADDENDUM FOR ONLINE AUCTIONS

INTRODUCTION: Due to Covid-19 certain policies and procedures for Kennedy Wilson's Probate Auctions are modified. This page is an addendum to identify some of these changes and amend and supplement the existing Frequently Asked Questions that follow this page. The terms and conditions in the Auction Brochure and Kennedy Wilson's websites and the Probate Code and Court orders supersede this addendum in event of any conflict.

Due to Covid-19, there will be no onsite auctions at the Property locations. Bidders may participate in two ways: 1) by PROXY BID, and 2) at a LIVE AUCTION to be held ONLINE at www.KWProbateAuction.com.

Due to Covid-19, there are no open houses. Properties are available for viewing by REGISTERED BIDDERS ONLY. Registered Bidders are required to (1) provide all information requested on the Auction Registration Form and agree to (2)(a) Auction Terms and Conditions, and (2)(b) Coronavirus Property Entry Advisory and Declaration (CAR Form PEAD). Upon registration you will receive further instructions on how to view the Properties. Registration is available at www.KWProbateAuction.com

To become ELIGIBLE TO BID AT THE AUCTION, each Registered Bidder must make a PayPal payment to Kennedy Wilson in advance of the Auction. If the Registered Bidder is the high bidder on Auction Day and returns the properly executed purchase documents plus the balance of the 10% deposit to Kennedy Wilson upon request, the PayPal payment will be credited towards the 10% deposit. The PayPal payment will be returned to the Registered Bidder if they are not the high bidder at the Auction.

All agents MUST BE REGISTERED by their clients at www.KWProbateAuction.com. (NO EXCEPTIONS).

Properties will be offered with a Starting Bid, however the sales are subject to the Public Administrator's approval and Probate Court Confirmation (Court hearing approximately 90 days following the auction day subject to the Court's reopening schedule).

Each bidder must pre-register with the auctioneer prior to the day of the Auction and the high bidder will be required to deposit 10% of the amount of their bid as follows: i) the first \$500 in the form of a PAYPAL payment to Kennedy Wilson prior to the Auction, plus ii) the balance of the 10% deposit will be collected upon successful bid and must be in the form of a personal or business check payable to Kennedy Wilson within 48-hours following the auction.

The PayPal payment(s) of the Auction Day High Bidder shall be immediately non-refundable and applicable towards the purchase price. Upon Kennedy Wilson's receipt from the high bidder the properly executed Offer To Purchase, disclosures and the balance of the 10% deposit, the initial PayPal payment(s) shall be applicable to the 10% deposit. If within 48 hours of the Auction, the High Bidder fails to return the properly executed Offer to Purchase, disclosures and the balance of the 10% deposit to Kennedy Wilson, the PayPal payment(s) made at the time of registration shall be retained by Kennedy Wilson as Liquidated Damages and Seller reserves the unilateral right to sell the

Property to any other buyer. In the event the bidder is not the high bidder the PayPal payment will be reversed/credited by Auctioneer within 3 business days after the auction. The bidder is responsible for all PayPal fees and credit card interest charges, if any, and for those fees charged to Kennedy Wilson for this service. Kennedy Wilson's fees are estimated to be \$20 per \$500 in PayPal transactions which shall be collected in advance.

In the event any bidder is unable to attend the Live Online Auction held on Auction Day, there are two alternatives to submitting a PROXY BID. In advance of Auction Day, the bidder may submit a Proxy Bid to Auctioneer by either i) mailing a fully executed Offer To Purchase contract, or ii) enter an offer online at www.KWProbateAuction.com. Proxy Bids must be received by Auctioneer no later than 2 business days prior to Auction Day. On Auction Day the Auctioneer will place Proxy Bids on behalf of the bidder. The deposit requirements stated above still apply for all Proxy Bids.

High bidders will be required to execute the Offer to Purchase contract within 48 hours of the auction which will require completion of the sale as previously specified.

During the live online auction, an Online Bidder will see and hear the auction and compete with other online bidders by placing bids with a click of the mouse. Successful online bidders will be notified that they are the winning bidder. NOTE: There will not be an on-site auction at each property. All bidding will be done online or by Proxy Bid. In order to qualify to bid please follow these simple steps:

STEP #1: REGISTER FOR THE AUCTION at www.KWProbateAuction.com. Registration is required to be eligible to view the Properties. To register you must complete the online registration form at www.KWProbateAuction.com no later than 2 business days prior to auction day.

STEP #2: To be approved to bid, prior to the start of the auction, bidders must provide a PayPal payment in the amount of \$500 if they intend to buy one Property and \$1,000 if they intend to buy two or more properties.

STEP #3: Upon completion of the required Steps 1 and 2 you will be notified of your APPROVAL TO BID by Proxy Bid and online on the day of the auction.

STEP #4: Upon approval to bid you will be provided further instructions for bidding online auction day.

For an online high bidder, an "OFFER TO PURCHASE REAL PROPERTY" contract and disclosures will be emailed to the high bidder no later than the end of auction day. Online high bidders must complete, sign and return these documents no later than 24 hours after receipt. For a Proxy bidder that is the high bidder and has already submitted a fully executed contract and disclosures they will be notified if they are the high bidder immediately following the auction.

For online and Proxy bidders that are the high bidder, the balance of the 10% deposit will be due within 48 hours from auction day.

Frequently Asked Questions for Probate Auctions

Please see the Covid-19 Addendum for any modifications to these terms that pertain to Online Auctions.

1. Can I purchase the property prior to the auction?

No, there will be no sale prior to auction.

2. Do I need to pre-register prior to auction day?

Registration is required on Auction Day at the property (or as noted in the brochure). Arrive at the property 30 to 60 minutes before the auction begins and sign in with the Auctioneer and receive your bidder card. See "What do I need to bring on Auction Day" below for additional information. See Covid-19 Addendum for online auctions.

3. How do I bid at a Probate Auction?

If you would like to bid at a probate auction, you must do your due diligence by attending the open house usually scheduled a week before the auction. At the open house, you can speak to Kennedy Wilson representatives who will answer all your questions regarding the property. You can also conduct your inspections on this day. Once you know you would like to bid, all you need to do is show up on Auction Day with a cashier's check for \$10,000 made payable to Kennedy Wilson and a blank personal check. The auctioneer will register you and provide you a bidder card. It's a live auction, usually conducted on-site at the specific property. The auction will take approximately 5 minutes! See Covid-19 Addendum for online auctions.

4. If I am the high bidder on Auction Day, how do I provide Kennedy Wilson with my 10% deposit?

Kennedy Wilson collects the 10% deposit at the auction consisting of the \$10,000 cashier's check and the remaining balance on a personal/ business check. For instance, if the high bid is \$700,000 Kennedy Wilson will collect \$70,000 (\$10,000 cashier's check + \$60,000 personal/ business check). See Covid-19 Addendum for online auctions.

5. When do you deposit my cashier's check and personal/ business check?

The checks are deposited into Kennedy Wilson's Client Trust Account three (3) business days following the auction.

6. Does the high bidder on Auction Day get the property?

The Probate sales are subject to the Court Confirmation. Higher bids may be accepted by the court if they are made in court and they are in an amount equal to or higher than the first minimum overbid which is 5% + \$500 of the auction day bid.

7. What do I need to bring on Auction Day?

Each bidder must have in their possession a \$10,000 cashier's check payable to Kennedy Wilson and a blank personal check; these will make up the sum of the 10% deposit which is required for all high bidders. The deposit will ONLY be collected from the high bidder. See Covid-19 Addendum for online auctions.

8. Where can I find the open house/showing instructions?

The open house/showing instructions are in the brochure and on our website. They are usually a week before the auction and an hour before the auction. In some cases, properties are occupied and can only be shown by appointment prior to the Auction. See Covid-19 Addendum for online auctions.

9. Must I be present to bid?

Yes, you must be present at the auction to bid. See Covid-19 Addendum for online auctions.

10. If I am unable to attend can I send a representative on my behalf?

Yes. However, if you are not available, you may appoint someone to act on your behalf with a notarized, specific power of attorney. See Covid-19 Addendum for online auctions.

11. Do you cooperate with outside real estate agents on Probate Sales?

Frequently Asked Questions for Probate Auctions

Yes, A Real Estate Agent or Broker who (a) registers a client with the Auctioneer the day of the sale (b) attends the Auction with his/her client and (c) signs the "Broker Cooperation Agreement" immediately after the Auction will receive 50% of the total commission awarded by the Court to the Seller's broker (the total is normally 4% of the purchase price). **THERE WILL BE NO EXCEPTIONS TO ANY OF THE ABOVE PROCEDURES.** In the event his/ her client becomes the successful bidder; the commission will be paid at the close of escrow. A real estate licensee who buys as a principal will not be entitled to share in the commission if he or she is buying as a principal or intends to share the commission with the principal. See Covid-19 Addendum for online auctions.

12. How many properties can I bid on?

You can bid on as many properties as you would like, all that is required is that you present your \$10,000 cashier's check and blank personal check to the auctioneer prior to bidding. See Covid-19 Addendum for online auctions.

13. Will I receive a clear title to the property?

Yes, title insurance will be provided. The seller will be providing clear title. Title will be free of all prior monetary liens and encumbrances (unless otherwise specified). Any monetary liens will be paid off through escrow from the sales proceeds.

14. Can the buyer obtain a loan?

The buyer may obtain a loan, however there are no financing contingencies. Make sure that your loan is secure before bidding. Bidder's deposit will be applied to the purchase price. Balance of the purchase price to be "ALL CASH."

15. How will the escrow fees be paid?

The escrow fees will be shared one half by seller, one half by buyer, each to pay own fees.

16. Do the properties have starting bids?

This varies by property. Usually, they do not have a starting bid unless Otherwise stated in the brochure.

17. Can I have a home inspection company or termite company inspect the home prior to the auction?

Yes, we would prefer if you could schedule the inspection during the open house period. However, if this is not possible, we can set up an appointment with your inspector. See Covid-19 Addendum for online auctions.

18. Are the properties open for inspection?

Yes. Please refer to the brochure for the specific open house schedule. However, for reasons beyond the seller's and Kennedy Wilson's control, the properties may not be available for inspection even if an open house has been scheduled. See Covid-19 Addendum for online auctions.

19. Do I need to have any forms or papers with me if I buy the property?

No, Kennedy Wilson will have all the necessary documents. The only information you will need to complete the documents are the following: vesting (how you are going to hold title), your address and phone number. Bring your driver's license, cashier's check and personal check.

20. Is the 10% deposit refundable if I decide to change my mind?

If you are the high bidder, your 10% deposit will not be refundable because these properties are sold as-is with no financing contingencies. If escrow does not close within the 45 days, or within an extension of time granted by the seller, Probate Code of California Section 10350 requires the seller to ask the probate court to vacate the sale or charge the buyer a \$200 per day hold open fee. If the court orders the sale vacated, the law requires the deposit to be held by the seller until the property has been sold again and escrow has closed. If the total amount of the final sales price, plus the amount of expenses and fees allowed by the court for vacating the first sale, is less than sales price of the vacated sale, the difference is paid from the deposit. If the difference is greater than the deposit, a lawsuit to collect the amount is usually filed. The relevant portion of Probate Code Section 10350 says: "If after the confirmation, the purchaser neglects or refuses to comply with the terms of the sale, the court may vacate the order of

Frequently Asked Questions for Probate Auctions

confirmation and order a resale of the property. If the amount realized on such resale does not cover the bid and the expenses of the previous sale, the defaulting purchaser at such previous sale is liable to the estate for the deficiency." See Covid-19 Addendum for online auctions.

21. Does Kennedy Wilson charge a buyer's premium?

No, Kennedy Wilson does not charge a buyer's premium.

22. How can I obtain a brochure?

You may obtain an auction brochure by downloading the brochure from BIDKW.COM.

23. What is the "1st Minimum Overbid?"

In the event a high bid was accepted at auction, a higher bid may be accepted by the court if they are made in court and they are in an amount equal to the accepted bid, plus five percent (5%) of that amount plus \$500. The court shall deem any further incremental successive overbidding amounts. For instance, if the high bid on auction day was \$700,000 the first minimum overbid will be \$735,500 (\$700,000 + 5% of the high bid amount + \$500).

24. How many days after the auction will escrow be opened?

After the auction, has been completed, and if the property is subject to Court Confirmation and Overbid, a court date will be scheduled approximately 45 to 60 days (subject to the court's calendar) after the date of the auction. Upon confirmation of the sale a 45-day escrow will be opened.

25. If the property is occupied will the new owner need to evict the current tenants?

Sales will be subject to the rights of tenants- in-possession, if any. If the property is occupied, escrow will close with the tenants in the property and it will be the responsibility of the new owner to negotiate rental agreements with those tenants.

26. What do I do with my cashier's check if I'm not the winning bidder?

Take your cashier's check back to your bank and they will redeposit it back into your account.

27. If I am the high bid at the auction, how will I be notified of the date of court confirmation hearing?

You will be notified by the Los Angeles County Superior court by mail and the court date will be listed on our website, BidKW.com

28. I am the high bid at the auction and the property is sold due to overbidding in court, will my deposit be returned to me?

Yes, if the original bidder is outbid in court the original bidder's deposit will be returned at the court hearing.