



PROPERTY INFORMATION PACKAGE #26-2185

CAPE COD AUCTION EVENT

34 HOMES ABUTTING NEW SEABURY
f/k/a "Cape Cod Holiday Estates"

FOUR SEASONS DR. & SIPPS RD., MASHPEE, MA

AUCTION: FRIDAY, MAY 1 AT 11AM ON-SITE

Homes Sell Individually at Auction, Subject to Pre-Auction Entirety Sale

ENTIRETY ONLY/DEVELOPER PREVIEW:

Friday, March 27 (11am-1pm)

INDIVIDUAL BUYER OPEN HOUSES:

Friday, April 10 & Friday, April 24 (11am-1pm)

MA Auc. Lic. #111



**PLEASE COMPLETE, SIGN & DATE THIS DOCUMENT
FAX TO 508-362-1073 (OR) EMAIL TO AUCTIONS@JJMANNING.COM
WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN**

WAIVER & CONFIDENTIALITY AGREEMENT

BIDDER INFORMATION REQUEST – FOUR SEASONS DR. & SIPPS RD., MASHPEE, MA

To receive a copy of the bidder related documents on file including Plans, Condo Docs, Septic Reports, etc. for the **34 homes off Four Seasons Dr. & Sipps Rd., Mashpee, MA**, you are **required** to return a completed and signed copy of this form to JJManning Auctioneers **prior to the release of any materials to you**.

In regard to the above property, **Mashpee Four Season Drive, LLC** are providing to prospective purchaser:

(Full Name) _____

(E-Mail Address) _____

(Daytime Phone) _____ - _____ - _____ (Co. Name) _____

(Mailing Address) _____

the documents for the property identified above for such information (if any) as prospective purchaser deems the survey, floor plans, and/or related documents to contain.

Mashpee Four Season Drive, LLC, JJManning Auctioneers and their agents, employees and attorneys make no representation whatsoever regarding the accuracy of these documents or the qualifications of the reporting firm(s). All the premises will be sold without representation or warranty whatsoever as to its condition, occupancy or fitness for habitation thereon.

You should conduct such further investigations as you see fit and consult with your own attorney.

RELEASE AND WAIVER

The undersigned has requested an e-mail copy of any confidential documents, plans, condo docs, septic reports & information, if any, regarding the property marked above. The undersigned does hereby forever release and discharge **Mashpee Four Season Drive, LLC, JJManning Auctioneers** and its agents, employees and attorneys from any and all damages, claims, demands, actions, and liabilities relating in any way to any reliance by the undersigned or any information contained in said documents regarding the property or as to the accuracy of information contained therein. The undersigned agrees that **Mashpee Four Season Drive, LLC, JJManning Auctioneers** and their agents, employees and attorneys have not made and do not make any representation or warranties whatsoever regarding the documents regarding the property, and acknowledges and agrees to the following:

- (a) **Mashpee Four Season Drive, LLC, JJManning Auctioneers** makes absolutely NO REPRESENTATIONS OR WARRANTIES WHATSOEVER with respect to the information contained therein, or as to the accuracy of the information contained therein, either at the time it was prepared or at the present time;
- (b) The information contained in these documents shall remain confidential and may not be disclosed by you to any other party;
- (c) The information contained therein is being provided to you FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including, without limitation, being used in connection with (i) determining whether or not to submit a pre-auction offer or bid at the public auction to be conducted by **Mashpee Four Season Drive, LLC, JJManning Auctioneers** or (ii) determining the amount of any such offer or bid.

Signature

Date



THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



**Justin Manning, CAI, AARE
President**

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JJManning.com

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Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!