

(Notice of Conditions of the Bid and Sale of the Property)  
**KENT COUNTY INTERMEDIATE SCHOOL DISTRICT**  
Kent County, Michigan

Sealed bids will be accepted by the Board of Education of Kent County Intermediate School District (the "District") for the sale of real property consisting of an approximately 3,240 square foot house (1,692 square feet on the main floor and 1,548 square feet on the lower level) located at 2546 Orchard View Drive within the City of Grand Rapids, Kent County, Michigan (the "Property")

The conditions of the bid are:

1. Sealed bids, must be received on or before 3:00 p.m. on Monday, July 10, 2023, at the office of Kevin Philipps, Assistant Superintendent, Administrative Services, 2930 Knapp Street, NE, Grand Rapids, Michigan 49525-4518, telephone number (616) 365-2219, at which time the bids will be opened and read aloud.
2. All bid amounts must represent the bidder's final and best offer and will not be subject to modification or negotiation.
3. All bids must include a bank letter or other proof that the bidder is pre-qualified to purchase the Property in the amount of the bid.
4. A certified or cashier's check in the amount of One Thousand and 00/100 Dollars (\$1,000.00) shall accompany each bid for the Property and shall be forfeited if a Purchase Agreement is executed by both parties and the bidder fails to close the transaction in accordance with the Purchase Agreement. The deposit amount will be credited to the purchase price at closing of the sale of the Property to the successful bidder. The deposit amount will be returned to all unsuccessful bidders within ten (10) days from the date that the District has accepted a bid for the Property or has rejected all bids for the Property.
5. The minimum bid for the Property is Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00).

6. A copy of the Purchase Agreement and other documents related to the Property can be obtained on the District's website ([www.kentisd.org](http://www.kentisd.org)) or at the office of Kevin Philipps, Assistant Superintendent, Administrative Services, during regular business hours. All other inquiries should be directed to Kevin Philipps.

7. The Board of Education (the "Board") may review any bids from July 10, 2023 to July 23, 2023.

8. The Board may, at its discretion, schedule bidder interviews and review and approve a winning bid at its meeting on Monday, July 24, 2023, at 4:00 p.m.

9. The Board expressly reserves the right to: (a) reject any or all bids, (b) extend the bid deadline, and (c) accept the bid which the Board, at its sole discretion, determines best serves the interests of the District.

The conditions of the sale are:

A. The Property will be sold "as-is" and other than a warranty of title, the District expressly disclaims any warranties with regard to the Property.

B. The parties will negotiate a final Purchase Agreement and the Purchaser shall sign the Purchase Agreement within ten (10) days from the date that the Board accepts the Purchaser's successful bid.

C. Following conveyance of the Property to the Purchaser, the District shall have no liability or exposure with respect to the condition of the Property. At closing, the Purchaser shall enter into an agreement with the District wherein the Purchaser releases the District from all liability arising out of the condition of the Property.