



TINY HOME FOR SALE DATED: February 6, 2023



This tiny home is offered for sale with the minimum bid set at BSRHA's original cost. Interested entities may offer to purchase the home in writing, at the minimum bid or above, until the home is sold. BSRHA will accept bids based on a combination of the price offered and the proposer's intended use of the home. Proposals received after March 15, 2023, will not necessarily be considered. Only one bid per proposer will be considered.

The structure is stored at the port of Nome. It is available for inspection upon the bidder's request. The home is available due to the inability to place

the home on the original village site.

The home is built to withstand strong wind and extreme weather and promote energy savings. Roof and siding are durable finished aluminum. The space-saving layout has the kitchen/living area in front, and a private bedroom area and bath in back.

Appliances include a water tank and pump, electric load center, small tank and instant-on electric water heater, oil-fired direct vent heater, refrigerator with freezer, 20" electric range and hood, open-faced all-wood cabinets and shelves with a laminated plastic countertop, plumbed-in sinks, waterproof vinyl plank flooring, AC plywood painted walls.



Ladder-accessible loft over the

bedroom with a large casement window. Switched LED ceiling light fixtures, tiny closet, bathroom sink and cabinet, a 3'x'3' stand-up shower, and bathroom vent fan. A small bathroom window for fresh air and a casement egress window in the bedroom.



Space to install toilet, but not plumbed for municipal water & sewer.

AS IS MINIMUM BID: **\$125,910**. Buyer must coordinate and pay for removal at the time the sale is closed. If the Buyer does not move the home at that time, it must assume all required storage fees after the purchase date.

BSRHA makes no representation of any kind that purchasing this home will comply with any grant or financing conditions or housing requirements applicable to the buyer. The sale is “as is” with no warranty.

Tiny Home Specs:

Total sq ft - 240

length – 24’

width – 10’

height – 13’

bedroom size – 65 sq ft

loft size – 120 sq ft

windows – 7 windows

Flooring – Vinyl plank

Appliances – Toyo oil heater, 250-gal water tank, electric on demand water heater, 20” gas range, 24” refrigerator.

Exterior steps and large landing

INSTRUCTIONS FOR MAKING PURCHASE OFFER:

- (1) Complete the OFFER AND PURCHASE AGREEMENT form provided below, to bid for this home. Fill out all blank spaces.
- (2) If the offeror is an entity rather than an individual, the offeror must attach clear, binding written authorization from its governing body or principal officer, to purchase the home. This is necessary to meet the timing requirements for purchase and possession, and to avoid delay.
- (3) Scan and return the OFFER AND PURCHASE AGREEMENT and any attached authorization to the email below:

HR@bsrha.org

The time stamp on the proposer’s email will determine the time of receipt by BSRHA. Timing of the offer may be used to break a tie.

The Purchase Agreement will bind BSRHA only after BSRHA signs the agreement and returns it to the proposer. The successful proposer’s 10-day period to pay the purchase price runs from the date of BSRHA’s signature on the Purchase Agreement. BSRHA reserves the right to reject or accept any offer for any reason in BSRHA’s best interests, without liability of any kind to offerors.

(OFFER AND PURCHASE AGREEMENT FOLLOWS ON NEXT PAGE)

OFFER AND PURCHASE AGREEMENT

The Purchaser named _____ agrees to buy BSRHA’s Tiny Home, by paying\$ _____
(insert dollar amount not less than \$125,910 minimum bid)

to BSRHA, within 10 calendar days of BSRHA’s acceptance of this offer, in return for BSRHA’s signed Bill of Sale. The Purchaser intends to use the home for the following purpose: _____ The Purchaser:

-Accepts all conditions and provisions of BSRHA Notice dated February 9, 2023.

-Promises to pay the above-stated purchase price by (1) regular check that clears before the 10th day after BSRHA’s acceptance, or (2) by a cashier’s check delivered on or before the close of business on the 10th day. BSRHA may authorize a wire transfer before the deadline. If the 10th calendar day falls on a weekend or holiday, the following business day is the deadline.

The Purchaser certifies and represents that the individual executing this Agreement is duly authorized to obligate the Purchaser and fully commit to this purchase.

Signature

Signer’s Title: _____

Signer’s Printed Name: _____ Date:

FOLLOWING SECTION IS FOR BSRHA USE ONLY

ACCEPTED BY BSRHA ON THE _____ day of _____, 202__.

Jolene D. Lyon, President/CEO of BSRHA (Jlyon@bsrha.org)

WHAT HAPPENS NEXT

BSRHA will notify the proposer if their bid is accepted, in writing. BSRHA will provide an unsigned Bill of Sale, "as is", disclaiming all future responsibility for the home, for the purchaser's review. As stated, the purchase price must be paid within 10 calendar days of BSRHA's acceptance of the purchaser's offer. BSRHA will exchange its signed Bill of Sale for the purchaser's purchase price payment.

After the exchange of the price for the Bill of Sale, the Buyer will have 5 calendar days to take possession of and remove the home or coordinate an extension with the property.

In the event the first selected offeror fails to complete the purchase by the 10-calendar day deadline, including for reason of insufficient funds, BSRHA may immediately cancel the purchase agreement and terminate all rights of the proposer. BSRHA may, at its option, offer the home to another proposer.

BSRHA RESERVES ALL RIGHTS AND DISCRETION TO CANCEL THIS OPPORTUNITY BY WRITTEN NOTICE, FOR ANY REASON CONSISTENT WITH BSRHA'S BEST INTERESTS, WITH NO LIABILITY TO ANY INTERESTED PARTY. THE SALE ONCE COMPLETE WILL BE AS IS, WITH NO WARRANTIES, PROMISES, GUARANTEES OR FUTURE LIABILITY OF ANY KIND