

Buyer Agent Auction Instructions

Thank you for your interest in our auction properties. You and your buyer may view properties currently available for auction at the following URL link below.

<http://www.reiauctions.com/BrowseListings/tabid/79/StateID/FL/Default.aspx>

Please be reminded that you must register yourself on the auction website as the buyer agent of your customer before your customer registers. Buyer names are held in confidence and our relationship with you and your customer will be in full accordance with MLS standards.

Your buyer must register on the auction website before placing any bid and deliver Proof of Funds, to the auction by email, in an amount equal or greater than the bid price. Please encourage your customer to review the terms of each auction.

If your customer becomes the winning bidder, we will immediately contact you to begin the process of preparing a written AS Is Purchase Agreement based upon the terms described in the auction. All bids are subject to confirmation by the seller of the property. There will be a 2% buyer premium charged to the winning bidder for all auction properties. The winning bid + the buyer premium = the Purchase Price.

All contracts are subject to clear title delivered by the seller at the expense of the seller. The buyer is responsible to do his due diligence prior to the end of the auction. There will no inspection contingencies, no finance contingencies, and no condo document contingency in any Purchase Agreement. Condo properties will have condo documents available on MLS at any time during the auction or as of the effective date of the Purchase Agreement and buyer will be expected to acknowledge receipt of same.

The winning bidder will be required to place a \$500 credit card hold in favor of the auction, which shall be released upon the delivery of the good faith deposit to the escrow agent, or in the event good title cannot be secured, or confirmation by the seller is unavailable.

Buyer Broker commissions will be as stated in MLS.

Please address questions by email to info@swflgulfcoast.com

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