

Buyer Agent Auction Instructions

Thank you for your interest in our auction properties. Please share these instructions with your Buyer. 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>

Be reminded that you must register yourself and your buyer on the auction website before your customer registers and bids. Buyer names are held in confidence and our relationship with you and your customer will be in full accordance with MLS standards. Only first names are displayed as the bidder. Registration protects you in full accordance with that stated in MLS for the current auction and any future auctions.

Your buyer must register on the auction website before placing a bid. Proof of Funds is required at time of bidding or soon after to the auction house at info@swflgulfcoast.com, in an amount equal or greater than the bid price. Please encourage your customer to review the terms of each auction.

The auction system includes a number of helpful features. Please advise your buyer that the auction is public and all bids are visible online. All auctions are conducted for a maximum of 30 days. The system displays the time remaining for the auction. Your buyer can set up a "watch" and be alerted when something new is added to the auction. Your buyer may set up an "auto bid" to automate the bid process up to their maximum amount. Please note that bidding can get heated during the final few minutes. Any bidding in the final two minutes extends the auction for an additional two minutes.

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 for doing their due diligence prior to the end of the auction. Unless otherwise stated, there will be no inspection or finance contingencies in any Purchase Agreement. Condo documents will be delivered to you immediately as of the effective date of the Purchase Agreement and the Buyer will be expected to acknowledge receipt of same.

Buyer Broker commissions will be as stated in MLS.

Please address questions by email to info@swflgulfcoast.com

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