

# BiddersAdvantage

## How to make an offer / bid on:

### **5604 Whispering Oak Boulevard, Hilliard , Ohio 43026**

Bidders Advantage from Homes That Click is the best way to win the home you want, particularly with today's unprecedented market conditions.

Similar to many other online bidding sites, every bid is immediately visible.

- Parameters of the sale, including the starting bid and final sales date are known up-front.
- No uncomfortable negotiation or guesswork is needed.
- Every interested buyer can remain involved and engaged until the final sale, never left to wonder if they have over- or under-bid.
- Terms of the sale are the same for all bidders:
  - There is a 6% buyer premium added to the final purchase price to offset fees associated with the platform.
  - Buyer co-op remains at 3.5%.

#### **SALES TERMS FOR THIS HOME:**

**Open House:** Sunday, May 23, 2021 from 1 – 3:00 p.m. EST

**Bidding Opens:** Sunday, May 23, 2021 at 3:00 p.m. EST

**Bidding Ends:** Monday, May 24, 2021 at 6:00 p.m. EST

#### **REQUIREMENTS PRIOR TO BIDDING:**

Complete all items on bidding list below by **12:00 p.m. EST** on desired day of first bid or as noted on Bidders Advantage website.

1. Buyer must "Register for Event" at [BiddersAdvantage.com](https://BiddersAdvantage.com)
2. Forward information/documentation to [info@biddersadvantage.com](mailto:info@biddersadvantage.com)

*(Note: each buyer-reviewed document should be initialed to indicate understanding/acceptance)*

- a. **Signed Agency** to confirm co-op relationship
- b. **Signed Residential Property Disclosure**
- c. **Proof of address specific pre-approval** (*not pre-qualification letter*) including proof of appraisal gap (6% buyer premium), which will be added to sales contract price

## BIDDING AND SALES PROCESS

- Final price will be written after offer period concludes. Winning contract price will be written as:

$$\text{Bid price} + 6\% \text{ Buyer premium} = \text{Contract price}$$

## TERMS

1. Contingent offers- An offer contingent upon a home sale or closing , is not acceptable .Consider financing possibilities to eliminate this contingency
2. Recent address specific Pre-approval- Not Pre-qualification / proof of funds for appraisal gap required for seller's consideration – Conventional financing preferred - send to **Micah Harr** [admin@biddersadvantage.com](mailto:admin@biddersadvantage.com) **no later than Noon on Monday 5/24/21** prior to your buyer bidding process being approved with other docs requested. Pre-qualification letters will not suffice. If you cannot meet this time line, please call Micah Harr 614-374-3705.
3. Purchase without an inspection or remedy. Buyer can conduct a home inspection any time prior to buyer placing bid during active showing status or three days after contracting acceptance. The property is being sold in "AS IS" condition. Seller makes no warranty, express or implied, as to the condition of the property or any equipment or system contained therein. Buyer may conduct all inspections referenced in the contract, but Seller is under no obligation to correct or repair any problems revealed by the inspections. Inspection contingency is waived for termination. If a home inspection is done this contract is not subject to the buyers satisfaction with the results of any inspections . Please call Micah Harr to make arrangements to gain entry to the home for your inspection.
4. Appraisal is waived. **Proof of funds required for amount of appraisal gap needs to besubmitted** prior to bidding process . Bid price + **6%** Buyer premium = Purchase price that will be written on the purchase contract. Entire purchase amount is able to be financed. Buyers will be approved to the maximum amount presented with pre-approval . They cannot over-bid their financial ability to buy. This is no different than today's offers.
5. Earnest Money- **\$2000** deposited with **PM Title** within 1 business day of acceptable offer. (Non-refundable earnest money **only if buyer doesn't close**)
6. Closing and Possession- **Close within 30 days** and possession 5:00 pm **JULY 3rd**
  7. **Price in MLS is NOT the reserve.** Once the reserve is met everyone will be notified.
8. Buyer must sign standard CBR contract within 2 hours after highest offer has been accepted.
9. **Curtains do not convey**

- 10. rosebushes by garage and bench a will be removed prior to possession for sentimental reasons. Bushes will be replaced with similar bushes
- 11. Financing: Cash or Conventional
- 12. Choice home warranty in place for new buyer
- 13. Buyer co-op at 3.5%
- 14. Paper offers: You are able to submit a paper offer vs online registration but all terms will remain the same. We will upload your offer as a “house bid” but your buyer won’t receive the benefit of notification when they have been over-bid and opportunity to update their offer. All paper offers need to be presented with proof of financing as referenced above by 12pm May 24, 2021.

**WANT TO WATCH THE OFFER PROCCSS ON ANY HOME?**

Go to [biddersadvantage.com](http://biddersadvantage.com) and register to “Get Updates”



*A Business First Top 25 Residential Real Estate Companies in central Ohio 16+ years*

**Let’s Find Your Next Home with Bidder’s Advantage Today!**

4400 N. High St., Suite 407; Columbus OH 43214 614-268-SOLD (7653)



**← Register Here**

Micah Harr 614-374-3705 Micah@Homesthatclick.com

Buyer’s Signature: \_\_\_\_\_

Buyer’s Name: \_\_\_\_\_ Online Bidding Number: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone/Fax/Email: \_\_\_\_\_

Cooperating Agent & Brokerage: \_\_\_\_\_