

BiddersAdvantage

How to make an offer / bid on:

1267 W Broad Street Columbus Oh 43222

Bidders Advantage from Homes That Click is the best way to win the home you want, particularly with today's unprecedented market conditions. Totally Transparent and level field for all buyers.

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 5% platform buyer premium added to the final purchase price to offset fees associated with the program
 - Buyer co-op remains at 3%.

SALES TERMS FOR THIS HOME:

Showings: Sunday, June 6, 2021 from 11 – 1:00 p.m. EST
Schedule via Showing Time, 15 minutes increments only

Bidding Opens: FRIDAY , June 5 2021 at 12.00 P.m. EST

Bidding Ends: Monday, June 7 2021 at 9:00 a.m. EST

REQUIREMENTS PRIOR TO BIDDING:

Complete all items on the action 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 that takes less than a minute " at BiddersAdvantage.com
2. Forward information/documentation to info@biddersadvantage.com
(Note: each buyer-reviewed document should be initialed to indicate understanding/acceptance)
 - a. **Signed Agency** to confirm co-op relationship
 - b. **Proof of address specific pre-approval** (*not pre-qualification letter*) including proof of appraisal gap (5% platform 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:

Bid price + 5% Platform premium = Contract price

TERMS of this sale:

- Appraisal is waived and proof of funds must include 5% platform premium which will be included in final purchase price.
- Building is being purchased “as is” According to seller AC/ Furnace , electrical panel, plumbing fixtures, floors, finishes entry doors, interior/ exterior lighting, completed 2018.
- Tenants pay electric, water, gas, trash service. Owner pays taxes and insurance
- \$2,000 earnest money in the form of cashier check deposit with Stewart Title is required within 1 business day of accepted offer.
 - This will be non-refundable **only if buyer fails to close.**
- Closing is within 30 days
- Seller holds the right for a transparent reserve. Price in MLS is NOT the reserve.
- Winning bidder must sign the CBR standard contract within two hours of accepted offer.
- You may still submit a standard contract with the terms, and it will be uploaded to the site as “house bid.” *However*, the buyer will not receive standard bidding updates to know if they have been outbid, nor will they be able to increase their offer online.

WANT TO WATCH THE OFFER PROCCSS ON ANY HOME?

Go to biddersadvantage.com and register to “Get Updates”

Buyer agent _____ Phone _____

Brokerage _____ Email address _____

License Number _____

Buyer _____

Contact: Deb Harr, Listing Agent / 614-778-0985

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