

# BiddersAdvantage

How to make an offer / bid on:

**5439 Red Bank Rd Galena Oh 43021**

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

## SALES TERMS FOR THIS HOME:

**Open House:** Saturday, June 5, 2021 from 2 – 4:00 p.m. EST

**Bidding Opens:** Sunday, June 6, 2021 at 10:00 a.m. EST

**Bidding Ends:** Monday, June 7 2021 at 6:00 p.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](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 and LBP if applicable**
  - c. **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:**

- Offers contingent on another home sale or closing will not be accepted. Buyer may want to consider financing options to eliminate this contingency.
- Recent address-specific approval – *NOT prequalification* – and proof of funds are required for seller's consideration. Conventional financing preferred.
- Appraisal is waived and proof of funds must include 5% platform premium which will be included in final purchase price. No more guessing for appraisal gap funds.
- Home inspection within 4 days from contract acceptance. Home is purchased without a remedy request
- \$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, and possession 8 days post funding at 5:00 PM
- 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.
- **If your buyer chooses to waive the home inspection clause, please contact Deb 614-778-0985**
- Choice Home Warranty is offered to the buyer at closing
- Wall of cabinets in the kitchen are negotiable
- Kitchen appliances remain , whole house water softener remains, hot tub conveys ( works), washer and dryer stay.

### **WANT TO WATCH THE OFFER PROCESS ON ANY HOME?**

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

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

4400 N. High St., Suite 407; Columbus OH 43214 / 614-268-SOLD (7653) / [biddersadvantage.com](http://biddersadvantage.com)