

# BiddersAdvantage

## How to make an offer / bid on:

### 4958 Petticoat Court Columbus Oh 43231

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. Time lines and terms follow the guidelines.

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 5% buyer 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:** Sunday, June 27 from 12 – 2:00 p.m. EST  
**Bidding Opens:** Sunday, June 27 at 10:00 a.m EST  
**Bidding Ends:** Monday, June 28 at 6:00 p.m. EST

### REQUIREMENTS PRIOR TO BIDDING:

Complete all items on 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” at [BiddersAdvantage.com](http://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 (5% 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:  
**Bid price + 5% Buyer premium = Contract price**

## TERMS

- 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 or cash financing considered
- 5% buyer premium which will be included in final purchase price.
- Purchase is without inspection or remedy unless outlined differently in the terms.
- \$2,000 earnest money deposit with Stewart Title is required within 2 business days of accepted offer.
  - This will be non-refundable only if buyer fails to close.
- Closing is within 30 days, and possession is outlined in the terms of each home.
- Seller holds the right for a transparent reserve. Price in MLS is NOT the reserve.
- Winning bidder must sign contract within two hours of accepted offer.
- Washer does not convey, Kitchen appliances convey with the home

Attorney approval does not apply, final verification of condition cannot be used to terminate the contract as long as the home is in the same condition as it was on the date of contract.

Appraisal contingency of the standard CBR contract 3.2 D does not apply. Only bid what you can afford or feel comfortable with the assumed appraisal gap.

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

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

Review and Accept terms above

Agent \_\_\_\_\_

Contact info including email and phone number \_\_\_\_\_

Brokerage \_\_\_\_\_

Buyer signature \_\_\_\_\_

**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)