

BiddersAdvantage

How to make an offer / bid on:

6003 Northcliff Ct. Dublin Oh 43016

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 4% 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, July 11 from 1 – 3:00 p.m. EST
Bidding Opens: Sunday, July 11 , 2021 at 2:00 p.m. EST
Bidding Ends: Monday, July 12 , 2021 at 6:00 pm EST + registration closes 12 :00 noon Monday for on line bidding

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- takes less than 30 sec
2. Forward buyer 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. **Signed Residential Property Disclosure**
- c. **Proof of address specific and loan amount pre-approval** (*not pre-qualification letter*) including proof of appraisal gap (4% buyer premium), which will be added to sales contract price or letter from lender for full appraisal waiver or amount the buyer qualifies for gap

BIDDING AND SALES PROCESS

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

Bid price + 4% 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 & price 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 4% buyer premium which will be included in final purchase price. This contract is NOT contingent upon buyer securing financing.
- Property sells “as is” Buyers have right to pre-inspection or inspector walk thru during showing period or open house. Seller is not making any repairs or offering any concessions.
- \$2,000 earnest money 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 is at funding
- Please review HOA documents if available:
 - 6.5A and 6.5B are waived.
- 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.
- 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.
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WANT TO WATCH THE OFFER PROCCES ON ANY HOME?

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

Buyer agent _____
Phone _____ Date _____
Email _____
Brokerage _____

Buyer signature _____
Date _____

Please sign and date acknowledging you understand the terms and bidding process..

Contact: Deb Harr, Listing Agent / 614-778-0985
4400 N. High St., Suite 407; Columbus OH 43214 / 614-268-SOLD (7653) / biddersadvantage.com