

HOW TO PARTICIPATE

2634 N Mesa Drive, Mesa, Arizona 85201

Absolute Sales are the best way to win the home you want, particularly with today's unprecedented market conditions.

WHY TRANSPARENT BIDDING IS BENEFICIAL:

- Every bid is visible, unlike traditional real estate there is no uncomfortable negotiation or guesswork needed
- Parameters of the sale, including the starting bid and final sales date are known up-front
- Terms of sale are the same for all bidders:
 - There is a low 2% buyer premium added to the final purchase price to offset fees associated with the platform, compared to other online bidding platforms that charge 10%-12%,
 - Co-broke remains at 2.5%
- Every interested buyer can remain involved and engaged until the final sale, never left to wonder if they have over- or under-bid
- Due diligence is permitted prior to the sale beginning

IMPORTANT DATES FOR THIS HOME:

- **Open Houses:**
 - SATURDAY, AUGUST 21st, 2021 @ 11:00 a.m - 2:00 p.m.
 - SUNDAY, AUGUST 22nd, 2021 @ 11:00 a.m. - 2:00 p.m.
 - SATURDAY, AUGUST 28th, 2021 @ 11:00 a.m. - 2:00 p.m.
 - SUNDAY, AUGUST 29th, 2021 @ 11:00 a.m. - 2:00 p.m.
- **Bidding Opens:** MONDAY, AUGUST 30th, 2021 @ 4:00 p.m. PST
- **Bidding Ends:** TUESDAY AUGUST 31st, 2021 @ 4:00 pm PST
- **Registration closes:** MONDAY, AUGUST 30th @ 1200 p.m. (NOON)

REQUIREMENTS PRIOR TO BIDDING:

Complete all items on action list below by 12:00 p.m. PST on MONDAY, AUGUST 30th:

1. Buyer must "Register for Event" at mesahomeauction.com - takes less than 30 sec
2. Forward buyer information/documentation to cody@codylewers.com *(Note: each buyer reviewed document should be initialed to indicate understanding/acceptance)*
 - a. Buyers must submit proof of funds with a statement for cash purchase or mortgage pre-approval that is price specific. The amount provided will be the buyer's bidding limit and cannot be exceeded during the Event unless further proof is provided. Please bid responsibly.
 - b. Signed Appraisal Contingency Notice
 - c. Signed Real Estate Agency Disclosure
 - d. Signed Seller Property Disclosure Statement
 - e. How To Bid document signed by Buyer and Agent (This Document)

BIDDING AND SALES PROCESS:

- Final price will be written after bidding period concludes.
- Winning contract price will be written as: Bid price + 2% Platform premium = Contract price

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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 pre-qualification – or proof of funds are required for seller’s consideration
 - Appraisal is waived and proof of funds must include 2% buyer premium which will be included in final purchase price
- This contract is NOT contingent upon buyer securing financing
- Due Diligence is permitted to be completed prior the opening of the bidding
- Seller is offering a Home Warranty through Old Republic Home Warranty at closing
- 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
- \$4,500 earnest money deposit with Great American Title Agency is required within 1 business day of accepted offer
- This will be non-refundable only if buyer fails to close
- Closing is within 45 days, and possession is at funding
- Please review HOA documents if available
 - NO HOA FOR THIS PROPERTY
- 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 traditional contract with the terms, and it will be uploaded to the site as “house bid.”
 - Buyer will not receive standard bidding updates to know if they have been outbid, nor will they be able to increase their offer online

CONTACT INFORMATION:

Contact: Wm. Cody Lewers, Listing Agent / 602-741-7112 / cody@codylewers.com / 6991 N. Camelback Rd; Scottsdale AZ / codylewers.com

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

Buyer agent signature: _____

Phone _____ Date _____

Email _____ Brokerage _____

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

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