

586 Nyes Place

#### BIDDING PROCESS AND GUIDELINES

1. All sealed bid offers must be submitted on a CAR Residential Purchase Agreement by 5:00 PM November, 2017. All offers will be considered prior to auction – loan or cash.
2. This is NOT a short sale, distressed property or REO
3. Seller reserves the right to accept, reject, counter or negotiate offers prior to the auction date.
4. Seller is authorized to postpone, cancel, withdraw or change the date and time of the auction without notice and for any reason.
5. \$2,995,000 minimum opening bid price with proof of funds and pre-approval letter if financed. Offers less than the minimum bid price will not be considered or countered
6. Maximum escrow period to be 30 days
7. Nominated title company: Western Resources Title
8. Nominated Escrow company: Coast Cities Escrow
9. No appraisal contingency.
10. 3% earnest money deposit wired to escrow within 3 business days of acceptance.
11. Seller will not accept offers contingent on the sale of another home.
12. Sold “as-is” subject to inspection to be completed within 10 days of acceptance
13. All offers subject to Sellers approval and non-disclosed right of reservation
14. 2.5% compensation to cooperating Broker upon accepted bid and successful close of escrow
15. No Buyer premium is charged
16. Private showings by appointment only or regularly scheduled open houses on weekends
17. For more details and questions with regard to the auction process, please contact Dean Lueck at 949-275-1801