

BIDDING PROCESS AND GUIDELINES: 1178 Village Drive, Chino Hills CA 91709

Supplement A:

1. All sealed bid offers must be submitted on a CAR Residential Purchase Agreement by Friday April 7, 2017 at 5pm. 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 any offers before or after 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. \$1,999,000 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 45 days
7. Nominated title company: Western Resources Title
8. Nominated Escrow company: Trilogy 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. 2.75% compensation to cooperating Broker upon accepted bid and successful close of escrow
15. No Buyer premium is charged
16. Inspection available at pre-set private open house dates by appointment only
17. Please allow a minimum of 1 hour to tour the property and grounds due to the size. NO SHOES OF ANY KIND ALLOWED IN THE HOUSE. Booties provided.
18. The first private open house (by appointment) on a Saturday and Sunday TBD by seller and listing agents.
19. For more details and questions with regard to the auction process, please contact Bryan Forrest at 714-793-7549.