

How To Place Your Bid:

PROPERTY ADDRESS: **4122 Palmero Drive, Eagle Rock CA 90065**

Auction Start On June 11th, Tuesday @ 7:00 PM. End on June 12th, Wednesday @ 7:00 PM

REGISTRATION URL: <https://housesauctionpro.com/register/>

The following information applies to this property:

This property has been placed in an upcoming online event. All bids should be submitted at <https://housesauctionpro.com>. All offers should be submitted by the buyer or buyer's agent by clicking on the "Bid Now" button on the Property Details page on <https://housesauctionpro.com> *(When you are logged in on the platform, click on the picture of the house to start bidding. ALWAYS REFRESH YOUR SCREEN TO DISPLAY THE CURRECT BID OFFERED)*

The winning bidder must submit a signed California Residential Purchase Contract within 24 hours with earnest money submitted within 24 hours. This property is subject to a 5% buyer's premium pursuant to the Auction Participation Agreement and Terms & Conditions.

Please contact listing agent for details and further information on this property."

*****IMPORTANT DETAILS*****

In order to place a bid/offer on any property available by auction, you must **REGISTER** and create an account at the URL above. If you are working with an Agent, you will need to provide us with their contact information.

By creating your account, you agree to accept AND you understand the Terms and Conditions of the auction process and the <https://housesauctionpro.com> bidding platform.

In addition, you must either provide **Proof of Funds** if paying in cash OR a **FULL Underwritten Loan Approval Letter From A Mortgage Lender** prior to getting access to the bidding area. Email **FULL Underwritten Loan Approval Letter or proof of all cash offer fund statement to ernielim2011@gmail.com** . Registration and documents must be received **NO LATER** than 12:00 pm PST on the last day of the auction.

If you are not registered and/or you have not provided suitable documentation by 12:00 pm on the last day of the auction, you will NOT be allowed to bid on a property!

Also, we STRONGLY encourage you or your agent to login to your account prior to the end of the bidding time on the property you wish to bid on. It is IMPORTANT to understand the steps and functionality needed to place your bid. Technical or agent support will not be available after 12:00 pm on the final day of the auction.

Seller reserves the right to accept, counter or reject the highest bid.

Buyer to cooperate at no cost seller's 1031 exchange.

An online auction is a binding agreement and a seller can legally pursue a non-performing bidder. If you have any questions or need help **REGISTERING** for the auction, be sure to ask us for a web site tour while you're here at the Open House. We'll be happy to assist you in getting registered.

Thanks,

Ernie Lim
714-224-8321

Read and Understood by:

The Home Buyer 1: _____
Printed Name _____
Signature and Date

The Home Buyer 2: _____
Printed Name _____
Signature and Date

The Home Buyer's Agent: _____
(If applicable) _____
Printed Name _____
Signature and Date

This documents become a supplemental part of the "Terms and Conditions" found on the <https://housesauctionpro.com>

This signed document "How To Place Your Bid" MUST be submitted back along with the FULL Underwritten Loan Approval Letter From A Mortgage Lender and or the proof of all cash offer fund statement. Without this documents, your account will be de-activated and you cannot bid.