

Auction Information

AUCTION REGISTRATION –

The Buyer must create an account at www.Xome.com and then register to bid for the event number listed next to the property on www.Xome.com. The Buyer must also register you when registering for the event in order for you to be eligible for a commission. As the selling Agent, you must also register and set up an account.

PRE-AUCTION OFFERS-

All pre-auction offers should be submitted through the “Make Offer” button in the property details page on Xome.com. All properties are subject to a 5% buyer’s premium pursuant to the Auction Participation Agreement and Terms & Conditions (minimums will apply).

AUCTION OFFERS –

Property is sold through auction via www.Xome.com. Visit Xome.com for bidding instructions. Selling Agent must create an online account on Xome.com to be able to bid.

FINANCING –

A lender’s pre-approval letter, loan commitment (credit and income approval, subject only to identification of acceptable property), or a Greenlight Loans prequalification letter is required on all financed offers. Please advise interested buyers of this requirement. Buyers who opt to provide a Greenlight Loans prequalification letter are not required to use Greenlight as their lender, and may ultimately finance with any lender.

Real Estate Commission:

1. All commissions are based on the winning bid amount.
2. No commission shall be deemed earned by or payable until such time as the sale is actually closed, including passage of title and payment of the purchase price as agreed, regardless of whether any delay is the act or fault of the seller, servicers or the purchaser, unmarketable title, or any other reason whatsoever. Broker agrees to furnish a receipt for commissions received.

AUCTION PROCESS-

- The Auctioneer may bid on behalf of the Seller up to the amount of the Reserve Price by placing successive or consecutive bids for a property or by placing bids in response to other bidders. Any such bids placed by the Auctioneer will not result in a Winning Bid.
- All Acceptable Bids are subject to a Buyer paid auction premium of 5%.

- Property is being offered “AS IS, WHERE IS”.
- There are no inspection or financing contingencies.
- Buyer will receive a Special Warranty Deed (SWD) or equivalent.
- Property subject to leasehold interests or other rights or claims of various tenants or other occupants, and Buyer may be subject to the United States Service Members Civil Relief Act, federal or state tenant protection laws, or other federal, state or local law, as applicable.
- Buyer assumes all responsibility and liability for any occupancy, and assumes all responsibility, liability and cost of taking possession.
- No trespassing on the property or disturbing current occupant.
- No physical access/ability to conduct inspections prior to purchase. Buyer assumes all risk.
- **Financing Information: Not Available. Cash Purchase Only.**
- All pictures, details or descriptions of any property, condition of title, value or otherwise is provided for informational purposes only and may not represent the true and current status of the property now or at the time of sale.
- Information is available for marketing purposes only.
- Please contact Patrick Bartolic the listing agent directly with questions or inquiries regarding this property at (949) 463-6329.

Note: Information is general in nature. The Selling Agent must follow and execute the directions as specified at Xome.com.