

- A. The seller's has a minimum acceptable bid price. List price may not be the minimum acceptable bid price.
- B. The auction is being conducted with the seller's right of reservation
- C. The property is being sold through Homesearch.com.
- D. All required procedures for Participants/Subscribers to register their representation of a potential bidder:

To Register with Xome.com (<https://www.xome.com>):

Go to Xome.com. Registration links are located throughout the site, located on the top right corner. Click "sign in" and complete the online registration form and submit your information. Don't forget to also sign up for alerts, which are customizable to your property preferences. The "Property Alerts" signup is also located throughout the site on the bottom right corner of each page.

To Register to submit a bid on a specific property (<https://www.xome.com>):

There are no fees to bid; however, you must register for the auction event. During the event registration we may place a hold of \$2,500 on your credit card before you can place bids on properties within the event. If you do not purchase a property, the hold will be removed within 24 hours after the event ends. If a property is purchased, the hold will be held until your earnest money has been received by the escrow/closing company, at which time your hold will be released. If you purchase a property and do not complete the transaction your credit card will be charged for the full \$2,500.

- E. A 1% commission compensation will be paid to the cooperating agent registered at the time of auction on the Final Bid amount. The compensation will not include the 5% buyer's premium that will be added to the amount of the Winning Bid as compensation for the Auctioneer in performing the auction. The Buyer's Premium is to be paid by the Winning Bidder.
- F. If property is occupied there is no interior access or inspections. If property is vacant property can be seen with a SUPRA. Property is being offered "AS IS, WHERE IS". There are no inspection or financing contingencies.
- G. The seller will allow pre-auction bids through the Homesearch.com website. When on the auction page, click the 'Make Offer' button in order to submit the offer. The compensation in Section E still applies.
- H. AUCTION DISCLAIMERS:
  - a. 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.
  - b. A buyer's premium equal to the greater of 5% of the winning bid amount or \$2,500 will be added to all winning bid amounts that will determine the total purchase price.
  - c. Property is being offered "AS IS, WHERE IS".
  - d. There are no inspection or financing contingencies.

- e. An Earnest Money Deposit of 3% of total purchase price or \$3,000 (whichever is greater) is required.
- f. Buyer will receive a Special Warranty Deed (SWD) or equivalent.
- g. 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.
- h. Information is available for marketing purposes only.
- i. Please contact the listing agent directly with questions or inquiries regarding this property.
- j. Xome Inc. companies are affiliates of the seller of this property, Nationstar Mortgage LLC.