

HOW TO MAKE AN OFFER

- 1) Register at HighestPriceNow.com to make an offer. Registration is quick and easy. To make an offer, you must be **pre-approved** by a licensed mortgage lender or provide POF (proof of funds). Pre-qualification letters will **NOT** be accepted. It must be a **desktop underwritten loan approval** and be emailed to info@HighestPriceNow.com. Your account will **NOT** be activated until we have received a POF letter or a copy of the DU pre-approval.
- 2) We will have a lender at the Open House that can assist you with getting a pre-approved loan so you can make an offer.
- 3) Once we receive your loan preapproval or POF your account will be activated at **4:00 pm on Sunday** after the Open House. Only pre-approved buyers can submit offers on the home.
- 4) Submit your offer at HighestPriceNow.com. Find the home you want to offer on and simply enter your offer. You must **login to submit an offer**. Please remember you must send your pre-approval or proof of funds to info@HighestPriceNow.com after creating your account. Your account will not be activated until we receive your loan preapproval or POF. **WE DO NOT RECOMMEND USING A MOBILE PHONE FOR MAKING YOUR OFFER! IF YOU DO, YOU MUST REFRESH YOUR SCREEN TO ENSURE ACCURACY!**
- 5) The offer period **begins Sunday at 4:00 pm and ends on Wednesday at 7:00 pm Pacific Standard time**. If an offer is received within the last 2 minutes, the system will automatically add 5 minutes after the last offer until the final offer has been reached. This means the **offer period can go past 7:00 pm Pacific Standard time. If you are making offers from a different time zone than the property, you MUST change the clock on your computer to ensure your offers are submitted in a timely manner.**
- 6) You can see in real time exactly what you need to pay and win. No more blind highest and best offers. No contract needs to be submitted unless you are notified that your offer has been accepted.
- 7) When the offer period is complete, the offers will be reviewed and presented. An agent will reach out to you for the terms of your offer or you can send an email with the terms to info@HighestPriceNow.com any time before the offer period ends. **The seller has the right to accept, reject or negotiate any and/or all offers.**
- 8) **Agent Compensation** is added to the winning offer which shall establish the final sales price. When submitting an offer at HighestPriceNow.com you will see the **Highest Bid + Agent Compensation = Final Sales Price. The final sales price is the purchase price (line 10 on the California Purchase Contract). The Agent Compensation is to compensate the agents in the transaction and is clearly shown when submitting an offer at HighestPriceNow.com.**
- 9) If notified that your offer/offer is accepted, a purchase contract is to be submitted within 24 hours of acceptance. Escrow is to be opened and earnest money sent to the escrow company within 24 hours. The transaction proceeds the same as any other real estate transaction.

Important Notes To Remember

- To make an offer, your client must **REGISTER** and create an account at www.HighestPriceNow.com. and agree to the Terms of Service.

- You can submit your DU Loan Approval or Proof of funds **before 12 o'clock noon** on the day the offer period ends. Please e-mail them to: info@HighestPriceNow.com.
- You must be logged in to place an offer.
- We strongly encourage you to login to your account prior to the deadline on the property to ensure you're comfortable navigating the system. It is important to understand the steps and functionality needed to place an offer.
- Placing an offer is simple. Just make sure you are logged in to your account. If you are not logged in, you will **NOT** be able to place an offer.
- By creating the account, you agree to understand and accept the Terms and Conditions of the online offer process and the www.HighestPriceNow.com offer platform.
- Property will be available for viewing only on the day(s) of the open house (unless stated otherwise in the MLS)
- Upon notification the seller has accepted your offer, a signed CAR contract prepared by an California licensed agent must be submitted within 24 hours along with the earnest money deposited with an escrow agent.
- Sellers reserve the right to accept, negotiate or reject any and/or all offers, including the highest offer.