

One Day Home Sale

Information Sheet for Agents • 7145 E. Grovewood Lane, Orange, CA 92869

BID DAY: SATURDAY, SEPTEMBER 19, 2026 • 11:00 AM – 4:00 PM

Agents

Thank you for taking the time to read this information sheet. It explains a very simple process designed to help your client purchase this property. **This process is an 'Invitation to Bid' on the home.**

The home will be open from **11am to 4pm** on the date listed. You and/or your clients are welcome to tour the home anytime between those hours, and you will have all the time you need to experience the house.

You do not need to register your clients, or even attend the sale if you are busy — you can simply send your clients. There are no fees for you or your client, and you do not need to bring anything to the event. **Your agency relationship will be respected, preserved and protected.**

If your client(s) like the home, **there is a One Page Bid Form available at the home.** Your client can fill it out and put their highest and best offer price on the bid form. There is a designated space for your client to input your information as their representing agent.

The **TOP TWO** bids received that day will be called that night and asked to submit a formal RPA (the residential purchase agreement we all use). These will be given to the Seller to choose from.

All other bidders will be contacted on Monday and the top bid prices will be disclosed. If your client decides they want to go above the top bids, you can still submit an offer on Monday, as we will typically present offers on Tuesday.

We accept all kinds of offers: Conventional financing, Cash, FHA, VA and any other type of financing the property qualifies for. You do **NOT** need to have an all-cash offer. After the Purchase Agreement is accepted, everything is normal — your buyer still has all the mutually agreed upon rights to do any and all inspections, and you still have the mutually agreed upon time frames.

This Listing at a Glance

- Seller's minimum acceptable bid price is **\$995,000.**
- Bidding will be on **Saturday, September 19, 2026 from 11am—4pm** at 7145 E. Grovewood Lane, Orange, CA 92869.
- **No registration needed.** Agent or Buyer can complete the One Page Bid Form available at the home.
- Compensation to the brokerage representing the successful bidder is **NOT published in the MLS. Nothing is required at the time of bidding.** If your client is one of the top bidders and receives our call, you will then be asked to submit a signed BRBC (Buyer Representation and Broker Compensation Agreement) along with the RPA, stating any compensation you are requesting.
- House will be open for bidders to walk through on the same day and time of the event.
- Seller will not accept any offers prior to the event.

Frequently Asked Questions

Is there an auctioneer?

No. This is not an auction, but an invitation to bid. Your buyer will submit their highest and best offer price at the property. The Seller will select from the highest and best bids.

Are there any fees for me or my client?

No.

Do I need to register my client?

No.

Do I need to bring anything to the Open House?

A great attitude is always appreciated. Nothing else is required.

Do I (the agent) need to attend?

No. You can send your client without you. We will make them feel welcomed. We always respect your agency relationship.

How is my compensation handled?

Nothing is due at the time of bidding, and compensation is no longer published in the MLS. If your client is one of the top bidders and gets our call, that is when you submit the signed BRBC with the RPA, stating the compensation your client agreed to and any amount you are asking Seller or Listing Broker to pay. Seller will consider it then.

Do you only take cash offers?

No. We will take any financing that the property qualifies for — Cash, Conventional, FHA, VA, Mom and Dad's checkbook...

Is this a short sale?

No. This is not a short sale, foreclosure or probate.

What if my client cannot attend the Open House?

Call us and we will talk about it. We are very transparent and can disclose the top bid to you following the event. If your client is still interested, they may submit an offer subject to interior inspection.

Will you try to steal my client?

No. We respect the agency relationship you have. If you pull up our transaction history, you will see that we have acted in a dual agent capacity in less than 5% of all of our transactions.

What if my client does not write in my name?

If you find out that your client's bid was accepted and they did not write in your name, just contact us and we will add you to the transaction as the agent.

Do you only take unrepresented buyers?

We rarely sell our listings to unrepresented buyers. Most every sale we do has a buyer with an agent (from a different company) representing them in the purchase of the property.

Why do you do it this way?

Many of our clients have pets and kids, or some other reason that makes it difficult to sell their home in the traditional manner. Or they need to sell quickly. It is simply a more efficient way for us to sell some of the homes we represent.

What if my buyer can't afford more than the minimum bid?

You can send them, but it is unlikely that the home will sell for less than the minimum bid.

Why is the price so low?

This process is an 'invitation to bid' sale where we invite interested buyers to suggest their desired purchase price. We use this pricing to arrive at the true market value of the home, since the market actually determines the real value — not the seller or the agent.

Does the Seller have to accept a bid?

No. The bids are non-binding for both the buyer and the seller. However, we have communicated with our seller clients to ensure that they are serious about selling their home.

What if the home does not appraise at the purchase price?

As in all transactions, if a home does not appraise at the purchase price the buyer will have the option of either paying the difference, backing out of the transaction, or renegotiating the price.

Does the buyer have to take the home "As Is"?

The buyer has all the mutually approved normal buyer rights afforded to them in the residential purchase agreement — home inspections, appraisal, loan contingency, etc. If problems come up on the home inspection, the buyer has the usual options of taking the home in its present condition, backing out of the transaction, asking the Seller to correct items, or asking for a credit for repairs.

Can I just send my client by themselves without me?

Yes.

Please call or email us if you have any other questions. We cooperate with all real estate agents.

Thank you,

Adam Cox, Broker

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See you at the Open House.



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