

## PRE-AUCTION OFFER / ABSENTEE BID FORM - REAL ESTATE

1. The undersigned Buyer makes a Pre-Auction offer on, the following Property:

**Description of Property:** \_\_\_\_\_  
\_\_\_\_\_

2. **Consideration:**

**Offer Price:** \$ \_\_\_\_\_  
- **Earnest Money ( 15 % of Offer):** \$ \_\_\_\_\_  
= **Balance Due:** \$ \_\_\_\_\_

3. **Terms:** 15% of the Offer Price is due as Earnest Money and will be immediately paid upon the acceptance of this Pre-Auction Offer. Acceptance of this Pre-Auction Offer is subject to Seller approval. If Pre-Auction Offer is accepted, then Buyer agrees to sign an Auction Sales Contract within 24 hours of acceptance. Balance is due in full at closing. Closing is to be held within \_\_\_\_\_ days (refer to particular auction's terms) of the date of acceptance. Failure of the Buyer to comply with the terms of the Public Auction shall, at the sole option of the Seller, result in the Buyer's forfeiture of the Earnest Money.

4. **Reservations, Restrictions, Exceptions and Special Stipulations:** Said Property is sold subject to existing rights of way and easements for roadways and utility systems, and the following terms: AS-IS, WHERE-IS, WITH ALL FAULTS, rights of redemption (if any), existing leases (if any). Also refer to particular auction's terms for additional addendums required to be attached (if any).

5. **Ad Valorem Taxes and Closing Costs:** Ad valorem taxes will be prorated to closing. All other taxes, including but not limited to any recalculation or recapture as a result of current use rollback or re-evaluation, shall be paid by the Purchaser(s). Seller shall pay for the following at closing: deed preparation, broker/auctioneer fees. Purchaser(s) shall pay for the following at closing: all other fees not specifically stated as being paid by the Seller.

6. **Possession:** Buyer shall be entitled to possession of the property immediate upon closing.

7. **Agency Disclosure:** In this transaction, the listing/selling company, Heritage Realty & Auction Co., Inc., is acting as an Agent of the Seller and is assisting the Buyer as a Transaction Broker.

Buyer's Initials	

8. **Referral Fees:** The Purchaser is being assisted and/or represented by \_\_\_\_\_ (your real estate agent's name and phone number), who shall receive a referral fee of \_\_\_\_\_% (refer to particular auction's terms; referral fees not always offered). Said referral fee shall be considered a part of the real estate brokerage fees and shall not increase the overall real estate brokerage fees payable by the Seller. (If you have an agent, they must register with us. Please have your real estate agent call 800.445.4608 or visit [www.heritagesales.com](http://www.heritagesales.com) for their Form 3950 and further instructions.)

9. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

X \_\_\_\_\_  
Buyer

X \_\_\_\_\_  
Buyer

**PLEASE  
PRINT THE  
FOLLOWING  
INFORMATION**

Buyer Name(s): \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Best time to contact you: \_\_\_\_\_