

From the office of-Maria Sarmiento- powered by Keller Williams



Two Day Home Sale Information Sheet

Property Address: 2250 Kays Ave, Rosemead, CA 91770

The home listed will be Scheduled

You do not need to register your clients or even attend the sale if you are busy. You can just send your clients if you are unable to attend. There are no fees for you or your client.

You do not need to bring anything to the event.

If your clients 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. They will write in your name on the bid form.

The **TOP TWO bids** received that day will be called that night and asked to submit an **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 given an opportunity to place a backup offer if desired.

WE ACCEPT ANY OFFERS

After the Purchase Agreement is accepted, everything is normal. Your buyer still has all the normal rights to do any and all inspections. You still have the normal time frames.

* Seller's opening: Sellers opening bid shall start at **\$750,000.00** Seller reserves the right to refuse any and all bids.

* No registration needed. Recommend CONTACTING US. Agent or Buyer can complete the One Page Bid Form.

* Compensation to agent representing the successful bidder only, is stated on the MLS * Seller has never occupied the property and will not be responsible for any result in injury or death. * Seller will not accept any offers prior to the auction Two-day home sale.

Friend us on Facebook and Instagram

@yourbrokermaria

@sarmientoproperties

DRE #01837686 This is not intended for solicitation if your property is listed with another broker

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Maria Sarmiento

<https://multifamilyrealtor.kw.com/>

963 Colorado Blvd, Los Angeles, CA, 90041

FAQs

Frequently Asked Questions

Is there an auctioneer?

No. Your buyer will submit your highest and best offer price at the property.

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.

Do you only take Cash offers?

No

Is this a short sale?

If this is a short sale it will be listed in the Agent Remarks as a Short Sale.

What if my client cannot attend the Open House?

Call us and we will talk about it.

Will you try to steal my client? No.

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What if my client does not write in my name?

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

(FAQs Cont.)

Do we only take unrepresented buyers?

We almost never sell a home to an unrepresented buyer. 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?

Because many of our clients have pets and kids or some other reason that makes it difficult for them to sell their home in the traditional manner. Or they need to sell fast for some reason. It is just 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 is an auction-like sale. Traditionally an auction starts with a low minimum bid price and then goes up from there. The seller is hoping to get more than the minimum bid.

Does the seller have to accept an offer?

No. The bids are non-binding for both the buyer and the seller. However we have communicated with all of 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.

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

The buyer has all the normal buyer rights. Home Inspections, Appraisal, Loan Contingency, etc. If there are problems that come up on the home inspection the buyer will have the usual options of either taking the home in its present condition, backing out of the transaction, asking the seller to correct items or credit money for repairs.

Can I just send my client by themselves without me?

Yes.

Please call or email us if you have more questions.

Thank you.

Maria Sarmiento

Listing Agent

833.832.6770

Maria@multifamilyrealtor.co

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From the office of:

Maria Sarmiento and Team SP, KW Realty



Two Day Home Sale Bid Sheet

Bidder(s) Printed Name _____
Company /Agent LLC / Individual / Entity _____
Bidder(s) / Agent Phone Number _____
Bidder(s) Email _____
Bidder(s) Address _____

Property Address to be purchased: 3302 Winter St, Los Angeles, CA 90063

All prospective buyers please be advised, the seller retains the right to rescind, decline, counter, or accept any offer presented on this property. All parties shall do their own due diligence and verify any and all details prior to a successful close of escrow. All parties retain the right to their own representation with a licensed professional of their choice. Agency

Disclosure:

Listing Agent: Maria Sarmiento DRE#01837686

Keller Williams Realty DRE#02325250

HOLD HARMLESS / Liability Release

1. Seller warns all people and prospective buyers who wish to enter with purposes to purchase property. The condition of the property is unknown and may be harmful to anyone who enters or is near the interior/exterior of the property.
2. The undersigned understands the serious bodily risks. The undersigned assume all risks and damages at any time while on the property or inside the property.
3. You hereby release, acquit, and forever discharge Keller Williams Realty Broker and their agents, including Maria Sarmiento and Team Representatives and owners, from any and all claims, liability, lawsuits, and damages, known and unknown while on the property or inside the structure

****Section to be completed after inspecting property****

Bidder(s) Signature _____ Date _____
Bidder(s) Printed Name _____
Agent Name (if applicable) _____
Agent Phone (if applicable) _____
Best and Final Sales Price _____
Length of Escrow _____, Cash or Loan? _____

All Parties may or may not receive a sales counter offer and release agents to contact them upon signatures.

Maria Sarmiento and Team SP, KW Realty DRE#02325250

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Direct: 833-832-6770