

Please review the following information:

Purchaser and Purchaser's Agent shall agree to release, indemnify, hold harmless and forever discharge the Seller, as owner of the Property and separately, REALHome Services and Solutions, Inc., as the real estate broker marketing the Property, and its officers, employees, agents, successors and assigns, from any and all claims, liabilities, or causes of action of any kind that the Purchaser may now have or at any time in the future may have against the Seller and/or REALHome Services and Solutions, Inc. resulting from the presence of radon or mold in, on or around the Property.

All offers must be submitted through the HUBZU.COM website. Enter the mls # in the look up section of the website.

There is a transaction fee of \$299 added to each offer submitted through the hubzu.com website. Time Limit Bids will be subject to an additional fee called a buyer's premium (see bottom section regarding time limit bids). You can review the property fees in the hubzu.com website prior to making the offer.

If the offer is based on financing, you will have the option to upload a preapproval letter stating that the buyer(s) are approved for at least the purchase price being offered. The preapproval must be dated within the past two weeks of the offer.

If it is a cash offer, you will have the option to upload proof of funds for at least the amount they are offering. A bank statement, showing the buyer's name or a letter from the bank stating the buyer(s) have enough liquid funds to cover the purchase price offered. The information must be dated within the past week of the offer.

Acceptance of your bid is not final until the seller signs and returns the Purchase and Sale Agreement (PSA) to you. The property will not be considered under contract until the point where all parties have signed the purchase and sale agreement. The property will continue to be shown and offers can continue to be placed.

Properties are sold "AS IS", "where is" condition. You are bidding on what you see. Seller will not negotiate price or terms based on inspection results. You should view these properties prior to making your bid.

If the property is winterized, then property must be inspected "AS IS". Seller will not allow the property to be de-winterized for inspections. The buyer may activate electric and gas service at Buyer's expense. The buyer may not activate water service to the property. However, the buyer may at buyer's expense, perform a compressed air pressure test of the property's plumbing system. Check with the buyer and buyer's lender to be sure this will be acceptable. Many lenders and appraiser's are not willing to perform or accept "as is" appraisals.

Buyer/Buyer's agent is responsible for all costs associated with their inspections.

Buyer/Buyer's agent is responsible for scheduling and attending all required final readings for municipal utilities and providing them to the closing attorney.

Buyer is responsible for paying any and all required real estate transfer tax stamps.

We recommend reviewing a sample copy of the PSA prior to bidding on the property to be sure you and your client understand the content and that no adjustments can be made. This can be seen in the HUBZU.com website, under the specific property "documents" button.

Additional facts about Time Limit Bids (Where Applicable):

Time Limit Bids are subject to a buyer's premium in addition to the transaction fee. This is different for each property and can be seen in HUBZU.com under property fees.

Time Limit Bids are not contingent upon financing. If you require a loan and do not qualify for one after the contract is executed, you could lose your earnest money. Time Limit Bids have no inspection contingency period. You should inspect these properties before bidding.

Sellers may add an "Own it Now" option on or before the third day of the posting. This option will remain until the reserve is met or until a buyer chooses to "Own it Now". In the event, someone, chooses the "Own it Now" button, the property auction will end at that time.