



Pre-Auction Offer/Bid Submission for 236 Martha Avenue, Atlanta, GA

PRE-AUCTION OFFERS: Buyer must follow online registration and approval process before submitting pre-auction

offer. Offer must be on auction terms using this form. Form must be submitted to the Auctioneer no later than 5 days prior to the auction. If acceptable pre-auction offer is received prior to the deadline, the Auctioneer will halt the online bidding and contact all registered bidders and interested parties to acknowledge such and provide all parties a (3) three-day window to submit offers. In the case that a higher offer is received, the extension clock will reset at a time frame designated by the auctioneer. This extension will continue until no better offers are received. **If the initial pre-auction offer is Not acceptable to cancel the auction, it is agreed that the offer will be entered as a bid in the auction.**

This offer is for

High Bid Amount\$ _____

Plus 11% Buyers Premium _____

Total Purchase Price _____

Tip: To calculate buyer's premium from total Purchase price, convert the 11% buyer's premium to a decimal, and add it to 1 and divide the total price by this number for the high bid excluding the buyer's premium.

(Example: \$400,000 price including 11% buyer's premium: 400000 divided by 1.11 = 360360.36 bid price)

Initial the following:

____ Buyer agrees to all terms of the auction, including 11% buyer's premium.

____ Buyer understands that no traditional due diligence period will be provided after contract signing.

____ Buyer understands that they are required to submit Earnest Money payment (\$30k) to Closing attorney, Ganek PC within 24hrs. EM is not subject to any contingency other than insurable title.

____ Buyer understands that this offer is subject to all terms of Auction, including no contingencies and As-is, where-is condition.

____ House is currently occupied with a tenant with intent to vacate by April 15, 2022. Buyer is to assume all responsibility to dispossess tenant in the event the tenant fails to timely vacate.

Please Sign below to submit auction offer:

Bidder Name _____

Bidder Signature _____ Date: _____

Email: _____ Phone Number: _____

(Fill out information below along with Broker Registration form, if you are working with a buyer's Broker)

Broker/ Broker's Agent Name _____

Broker/ Broker's Agent Signature _____ Date: _____

320 West Lanier Avenue Ste. 110, Fayetteville, GA 30214