

## Want to Make a Pre-Auction Offer?

Fill out this Amendment and return with the Auction Real Estate Sales Contract.  
Return completed Contract and Amendment to [bleamon@unitedrealestate.com](mailto:bleamon@unitedrealestate.com).

What is a pre-auction offer? A pre-auction offer is an offer made prior to the auction ending. The process is similar to eBay's "Buy It Now" option and may be useful to buyers who do not wish to wait for the auction or compete with other bidders. All terms of the auction remain in place, including selling "as is, where is" and with no conditions and to include all terms of the Auction Sales Contract along with bidder submittal of proof of financial ability to purchase the Property consisting of pre-approval for financing or ability to pay cash in the amount of not less than the Reserve Price as stated in the Terms and Conditions.

### **PRE-AUCTION OFFER AMENDMENT TO THE AUCTION REAL ESTATE SALES CONTRACT**

Any bidder may make a pre-auction offer prior to the auction ending and offers will be presented to the Seller by the Auctioneer if received within a reasonable time period prior to the auction ending; nonetheless all negotiations must be finalized, including executing the contract and receipt of earnest money deposit, **on or before 1 pm Central time on April 20, 2018.**

Any bidder will be required to deposit twenty percent (20%) of the Total Contract Price as earnest money along with the Auction Real Estate Sales Contract. The deposit and executed contract must be received prior to submitting any offer to the Seller.

The offer may be countered or rejected by the Seller. Seller shall have two (2) business day to accept, counter, or reject offer. If the offer is not accepted, the earnest money deposit will be refunded within two (2) business days.

If the Seller accepts the offer, the property will be removed from the auction and the earnest money deposit immediately becomes non-refundable. The deposit should be placed in the title company's escrow account. No deposits will bear interest during any period of time in escrow.

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_