



Attn: Debbie Murphree

Fax: 972-732-2472

### ABSENTEE BID FORM

Selected properties placed in the upcoming auction may have Absentee Bids placed on them, received through Hudson & Marshall. The auction terms & conditions apply to all Absentee Bids. This Absentee Bid Form **must** be completed and received at Hudson & Marshall's offices, with required earnest money, to be considered. (Please **do not** send retail contract.)

Upon receipt of the correctly submitted Absentee Bid Form, the offer will be submitted for Seller consideration after the auction if no higher offer is tendered on Auction Day. The Buyer will be notified immediately if they are the high bidder. All bids are Subject To Seller Approval. Buyer will then typically be notified within 3-5 business days if their offer has been accepted. Once approval is obtained from the Seller, Hudson & Marshall will email/fax an auction Purchase & Sale Agreement to the Buyer. The Purchase & Sale Agreement will need to be signed by the Buyer and returned via overnight mail to Hudson & Marshall with Proof of Funds (*If cash*: bank statement / letter; *If financing*: Pre-Approval or Approval Letter).

A Buyer's Premium (typically 5% percent) will be added to the High Bid resulting in the Total Purchase Price, or a Buyer can just enter their desired Total Purchase Price, and Hudson & Marshall will calculate the corresponding High Bid amount. The buyer acknowledges he/she is purchasing the property "as is/where is" with NO contingency for inspection or financing. The Seller, however, will convey insurable title, with no back taxes or liens. Visit [www.hudsonandmarshall.com](http://www.hudsonandmarshall.com) for more detailed auction terms & conditions.

By placing an Absentee Bid, prospective buyers are given a chance to purchase a property without having to attend the actual auction. Absentee Bid Forms **must** be submitted with **Earnest Money** in the form of a cashier's check or money order. Please use trackable overnight mail, preferably Federal Express, DHL or UPS.

**NOTE:** Commission structures are based on the High Bid amount, not the Total Purchase Price. Listing Agent's commissions are paid as per separate agreement with Seller. Cooperating (buyer) Agent's commissions vary by seller. Please contact our office for additional information.

### Property Information

<b>Address</b>	
<b>City</b>	
<b>State</b>	
<b>Zip Code</b>	

### Buyer Information

<b>First Name</b>	
<b>Last Name</b>	
<b>Contract Name</b>	

(as it will appear on contract)

<b>Email</b>	
<b>Street Address</b>	
<b>City</b>	
<b>Country / Region</b>	
<b>State</b>	
<b>Zip Code</b>	
<b>Cell Phone</b>	
<b>Business Phone</b>	
<b>Buyer Type</b>	<input type="checkbox"/> Owner Occupant <input type="checkbox"/> Investor

<b>How did you hear about this property?</b>	<input type="checkbox"/> Direct Mail <input type="checkbox"/> Internet <input type="checkbox"/> Listing Agent / Broker <input type="checkbox"/> Newspaper <input type="checkbox"/> Other Agent / Broker <input type="checkbox"/> Property Sign <input type="checkbox"/> Other: _____
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**Please answer the following questions**

Yes	No	
		<b>Does the Buyer intend to occupy the property as their primary residence?</b>
		<b>Has the Buyer viewed the subject property?</b>
		<b>Is the Buyer a first time home buyer?</b>
		<b>Has the Buyer purchased from this seller before?</b>
		<b>Is the Buyer related by blood or marriage to the previous owner of the property?</b>
		<b>Is the Buyer or anyone in their immediate household an employee of the selling financial institution?</b>
		<b>Will the Buyer obtain financing to close on this transaction?</b> If yes, Type of Financing: _____ (ex: cash, conventional, FHA, VA, FHA-203k Loan, etc)
		<b>Is the Buyer a real estate agent?</b> If yes, Real Estate License Number: _____ State Licensed in: _____
		<b>Is the Buyer licensed in the state in which the property is located?</b>

Yes	No	
		Is the Buyer a past or current real estate agent for the selling financial institution?

**Buyer Agent** (if Buyer is also Agent, please complete this section)

	<b>First Name</b>	
	<b>Last Name</b>	
	<b>Company</b>	
	<b>Email</b>	
	<b>Address</b>	
	<b>City</b>	
	<b>State</b>	
	<b>Zip Code</b>	
	<b>Cell Phone</b>	
	<b>Office Phone</b>	
	<b>Real Estate License #</b>	
	<b>State Licensed In</b>	

**Please answer the following questions**

Yes	No	
		Has the Buyer's Agent reviewed the terms & conditions of the sale with the Buyer?

**Listing Agent**

<b>Name</b>	
<b>Company</b>	
<b>Phone</b>	

**Place your Bid Here**

<b>Total Purchase Price</b>	
<b>Bid Amount</b>	
<b>5% Buyer's Premium</b>	

I agree to the total purchase price if my bid is accepted by the seller

<b>Earnest Money</b>	
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The buyer has viewed the subject property

**Terms of Sale**

Yes, I have read the terms & conditions of sale

**Comments**

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I, \_\_\_\_\_, have read and agree to the Sale terms & conditions and by submitting this offer that upon acceptance by Seller, the required Purchase & Sale Agreement received for this property will be fully executed and returned to H&M within two business days after acceptance, or I understand my offer to be terminated. Said property will then be returned to the market and the Seller will have the option to review other offers or take the property to auction.