

## ABSENTEE BID FORM



Properties placed in the upcoming auction may have absentee bids placed on them through Hudson & Marshall, which will be addressed on auction day. **The auction terms and conditions will apply to all Absentee Bids.** The below Absentee Form must be completed and forwarded to Hudson & Marshall with the required earnest money deposit (s) to be considered. **(Please do not send the retail contract).** Upon receipt of the completed Absentee Form, the bid will be submitted for seller consideration after the auction, if and only if, no higher offer is tendered on Auction Day. Once approval is obtained from the seller, Hudson & Marshall will email/fax auction Purchase and Sale Agreement to the Buyer/Listing Broker/Coop. This agreement will need to be signed by the Buyer and overnighted back to Hudson & Marshall. This offer will receive prompt verbal response upon the conclusion of the sale, as to whether or not the offer is the highest obtained. **If you are the highest bidder, your offer is still subject to seller approval.** If multiple absentee bids are received, on the same property, we will take the highest and best offer as the starting bid on sale day. No bid increases can be phoned in under any circumstances. No information regarding the ranking of your bid (s) will be disclosed. Do not call to inquire as to where your bid ranks among those received by the auction company. **Submit your highest and best offer on the bid form below.** The highest absentee bid form submitted will be used as the starting bid on sale day. In the event that no higher offer is obtained at the outcry auction, the Absentee offer will be submitted to the seller for review. Bidding on multiple properties will require an absentee bid form and the required earnest money deposit, for each property. All absentee bids are final and property specific.

The bidder should enter their total offer in the TOTAL OFFER box below which must include the high bid and the 5% Buyer's Premium. At the auction, the 5% buyer's Premium will be added to the high bid for the Total Contract Price (Total Offer). The buyer acknowledges he/she is taking the property "as is / where is". However, the Seller will convey insurable title, with no back taxes or liens.

By placing an absentee bid, prospective buyers are given a chance to purchase the property, at the price you set, without having to attend the actual sale. **ABSENTEE OFFERS MUST BE SUBMITTED WITH THE REQUIRED EARNEST MONEY, BY 1:00 P.M. CST, ON THE BUSINESS DAY PRECEDING THE SCHEDULED AUCTION FOR THAT PROPERTY. LATE OFFERS SUBMITTED ARE AT BUYER'S RISK OF NOT BEING CONSIDERED.** Hudson & Marshall will assume no liability for bids received after the 1:00 p.m. deadline. Bidder tracking via overnight courier service is strongly recommended.

**Listing Agent Commissions are paid as per Broker Letter/Auction Terms and Conditions**

**Cooperating (Buyer) Broker Commission: 2% of the High Bid**

**All Commissions are based on Sale Price (High Bid) not total contract price**

|  |   |                         |                                    |
|--|---|-------------------------|------------------------------------|
| <b>Property/Brochure #:</b>                              |   |                         |                                    |
| <b>Property Address( Include State):</b>                 |   |                         |                                    |
| Offer:   | High Bid Amt.:\$  | Buyer's Premium:\$      | (Total Offer)<br>Contract Price:\$ |
| Circle One:  | All Cash Offer  | Obtaining Financing     |                                    |
| Earnest Money Deposit:                                   | \$ (5% of Total Contract Price or \$2,500.00 whichever is greater in the form of certified funds) |                         |                                    |
| Date of Closing (Must be within 30 days of sale):        |   |                         |                                    |
| <b>Buyer Name:</b>                                       |   | Email:                  |                                    |
| Address :  |   |                         |                                    |
| City, State, Zip   |   |                         |                                    |
| <b>Phone #:</b>  |   |                         |                                    |
| Home: ( ) -  |   | Work: ( ) - Cell: ( ) - |                                    |
| <b>Listing Broker Name:</b>                              |   |                         |                                    |
| Company Name:  |   |                         |                                    |
| Phone Number:  |   |                         |                                    |
| <b>Buyer Broker Name:</b>                                |   |                         |                                    |
| Company Name   |   |                         |                                    |
| Telephone Number:  |   |                         |                                    |
| Fax Number:  |   | Email:                  |                                    |
| <b>Hudson &amp; Marshall Contact</b>                     |   |                         |                                    |
| <b>Chris Torres: PHONE 800.441.9401 FAX 972.331.9806</b> |   |                         |                                    |

This form needs to be sent to Hudson & Marshall, Attention: Chris Torres at 17950 Preston Road Suite 300, Dallas, TX 75252. For any questions, please call the Hudson & Marshall office at 1-800-441-9401.

" I agree by signing this Absentee Form that the purchase agreement for this property (upon acceptance by Seller) will be fully executed - and returned - within 2 business days after seller acceptance or I understand my offer will not be considered. My signature below indicates I have reviewed the terms and conditions of sale as disclosed in the auction brochure. I further acknowledge that I am fully prepared to close within 30 days of the date the property is being offered at auction."

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

Signature: \_\_\_\_\_