

AppraiseSell, LLC

2711 Buford Rd, Suite 316
Richmond, VA 23235
Phone: 804-358-0500
Fax: 804-359-2586

Servicer



~ Your Exclusive Sales Team ~

eBIDLOCAL.com

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Platform

5-Steps to a Successful Real Estate Auction Experience

1. Register (Both A & B are required)

(A) Register Online for your eBIDLOCAL.com private Bidder#

Go to: auction.eBIDLOCAL.com - click "Login/Register" (top of any page)

Begin: 01-Registration, 02-Verification (email), 03-Finish (provide info & agree)

Note: credit card will be validated prior to real estate auction bidding approval

(B) Send in your "Bidder Registration & Acknowledgement Form"

Print Bidder form found on next page in Property Information Package (PIP)

Fill-in, sign, and send to our office (e. info@ebidlocal.com, f: 804-359-2586)

(If registering with Agent/Broker, have them sign/send the Broker Form too)

Please read all Terms & Conditions thoroughly, it's important to know how this works

2. Inspect

Attend the Open House Previews (Agents/Brokers/Inspectors/Contractors welcome)

Download the PIP, read & understand all documents, perform due diligence

Ask any questions you need to make your own value determination

3. Bid & Win

When **2-Day Auction** opens for bidding, watch & bid your level of interest

Remember, most bidding activity occurs last minute on auction ending day

Note: Any bid placed in last 4 minutes creates new ending time 4 minutes later

Be the successful winning High Bidder; Don't let this one get away!

4. Deposit & Sign

Winning High Bid + 10% Buyer Premium = Purchase Contract Price

Remit 10% Non-Refundable Deposit (of Purchase Contract Price)

(Must be paid by bank wire transfer; ACH not accepted)

Sign Purchase Contract (we'll send documents electronically)

(All deposits & signed purchase contract due within 48 hours)

5. Close

Select your closing Attorney/Agent (or ours)

Regular follow-up to ensure timely closing

Arrange funds to agent funds for closing

Questions? Call Shawn Shurm: 804-339-1143

**ENJOY YOUR NEW PROPERTY OWNERSHIP
AT A FAIR & COMPETITIVE AUCTION PRICE**

Please call us if you know someone we can help sell: eBIDLOCAL.com - 804-358-0500

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Bidder Registration & Acknowledgement Form

Sale #2053, Property: 1904 Fon Du Lac Rd, Henrico VA 23229

Bidder/Buyer Name(s): _____ eBIDLOCAL.com Bidder #: _____

On Behalf of Entity (Optional) _____

Mailing Address: _____ City, ST, Zip: _____

Phone: _____ Cell: _____ Email: _____

Today's Time/Day/Date is: _____ Time, _____ Day, _____ / _____ / 2026 Date

I hereby authorize: eBIDLOCAL.com to approve me as a Registered Bidder for this online Real Estate Auction, and to enter the following Opening and/or Maximum Bids (if any) on my behalf in the online bidding system. I understand all bids are entered on a first-come, first-entered basis, and any prior received bids at or above my bids indicated below may supersede my bid.

Opening Bid* of: \$ _____, and/or a

Maximum Bid* of: \$ _____ (Optional), for the above listed Property.

*(*Note: Bid price does NOT include 10% Buyer's Premium)*

(Note: Either, or both, of the above numbers can be \$0.00 if Bidder wishes to do all bidding online on their own after being approved, however no bid amount will be accepted, placed or entered that is below the minimum stated starting/opening bid online.)

This Registration Form must be filled out and submitted prior to a Bidder being accepted to participate in the Online Bidding process. *(Bidders must also be registered on the eBIDLOCAL.com website to be supplied a Bidder # and private password with which to bid.)* Bidder understands they are not required to place an Opening Bid amount (it can be \$0.00) to register. In the event of a tie opening bid, the earlier of the bids received shall prevail. Bidder understands their optional Maximum Bid, if any, will be entered and compete automatically against all other bids only to the extent required to remain the high bidder, based upon the increments involved at that price level, or until surpassed by another higher bid. Bidder understands any/all further bidding, other than that authorized above on this Bidder Registration Form, must be performed directly by the Bidder themselves via active online bidding participation in the Auction.

I/Bidder(s) understand and hereby agree (i) to the Terms & Conditions of Auction Sale for this Property, (ii) if declared the final and winning high Bidder agree to sign the required Real Estate Contract of Purchase, (iii) to remit all required non-refundable deposit funds in cash or wire transfer within 48 hours (2 business days) of conclusion of auction, and (iv) hereby authorize the Auctioneer (and my registered Broker/Agent, if applicable) to enter this Opening Bid (and Maximum Bid, if stated above) on my behalf.

Registered Bidder Signature Authorization

Auctioneer Receipt Acknowledgement

Date/Time

This signed Bidder Registration Form must be received in our office no later than 5:00pm THE DAY BEFORE the Auction End Date, either by email to: info@ebidlocal.com, or by fax to: 804-359-2586.

*Note: If Bidder is **not** being Registered with a Broker, this Bidder Registration Form may be sent in by itself. If a Bidder **is** being Registered with a Broker, both Bidder Form and Broker Form must be sent in together.*

Questions? Call Shawn Shurm: 804-339-1143

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Agent/Broker Participation & Acknowledgement Form

Sale #2053, Property: 1904 Fon Du Lac Rd, Henrico VA 23229

Name of Broker/Agent: _____ License #: _____

Name of Realty Company: _____ License #: _____

Agent Phone Number: _____ Agent Email: _____

Bidder Name: _____ Bidder #: _____

Bidder Phone Number: _____ Bidder Email: _____

Broker Participation Commission: A licensed Broker/Agent has an opportunity to earn a 2% Commission of the final winning high bid price (not including 10% Buyer's Premium), if the Broker properly registers a Bidder who places the final winning high bid, and such Bidder successfully pays for and closes on the property (including all closing costs). Such Broker Commission shall qualify and be applied at closing based upon the following:

- Your commission shall be **2% of the final winning High Bid** placed by your properly registered bidder

Broker acknowledges the purpose of this Commission is to promote the reasonable development of a market value opinion for this property, working in conjunction with a Bidder, and to encourage the authorized placement of an Opening Bid as closely relevant as possible to that determination of value.

Broker understands their Bidder is not required to place an Opening Bid (it can be \$0.00), and in the event of a tie opening bid, the earlier of the opening bids received shall prevail. Broker understands any optional Maximum Bid placed by their Bidder will be entered and compete against all other interested parties only to the extent required to remain the high bidder, based upon the bidding increments set by the Auctioneer at that price level. Broker understands any/all further bidding, other than that authorized on this Bidder Registration Form, must be actively performed by the Bidder themselves in the Auction.

Brokers/Agents acting as principals, employees, affiliates or immediate family members of the auction Bidder/Buyer or the ultimate purchasing entity are not eligible for this commission. Broker agrees that if commissions are reduced due to negotiations between Bidder/Buyer and Seller, the commission of all Brokers/Agents shall be reduced proportionately to their participation in the total commission. Broker agrees to indemnify and hold harmless Auctioneer, including any reasonable attorney's fees, from any and all claims with regard to such commission. If Auctioneer is required to litigate to collect the commission, reasonable attorney's fees and costs shall be deducted from the gross commission and the balance shall be divided proportionately. No oral registrations will be accepted or qualify Broker for commission.

Agent/Broker Signature: _____ Date _____

I/Bidder agree that the above named Agent/Broker is authorized to register me to bid in this real estate transaction, and that Auctioneer and any/all other Agents/Brokers involved in this transaction are representing the Seller.

Bidder's Signature: _____ Bidder# _____ Date _____

All signed Agent/Broker and Bidder Forms must be received in our office no later than 5:00pm THE DAY BEFORE the Auction End Date, either by email to: info@ebidlocal.com, or by fax to: 804-359-2586.

Note: If a Bidder is being Registered with a Broker, both Bidder Form and Broker Form must be sent in together.

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