



# ABSENTEE BID FORM

Absentee Bids may be submitted using this form, via email to [info@OneDayREO.com](mailto:info@OneDayREO.com). Upon receipt of the absentee bidding form, our office will send you a confirmation email. Please contact us if you do not receive a confirmation email within 1 business day.

**AUCTION DATE: 12/11/2019 PROPERTY: 40 Davey Drive, West Orange, NJ**

NAME OF BUYER: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

You authorize the auctioneer to bid on your behalf up to the limit of your Maximum Bid. The Auctioneer will contract to purchase on your Behalf at the lowest possible price up to your Maximum Bid. I understand that **One Day REO, LLC.** executes absentee bids as a convenience for clients and it is not responsible for inadvertently failing to the execute bids or for errors relating to execution of bids. If identical absentee bids are submitted, **One Day REO, LLC.**, will give precedence to the first one received. You are encouraged to conduct your own independent due diligence of the property beforehand to make your appraisal of the merits of its value. In the event your bid ties with a bid from another bidder, the standard policy of **One Day REO, LLC** is to bid One Increment higher on your behalf to break the tie in your favor (One Increment is equal to \$1,000). Absentee Bids are accepted as binding contracts to purchase the Property. By submitting an Absentee Bid, the Bidder authorizes One Day REO, LLC. to bid up to the Maximum Bid amount as stated below. A deposit of \$5,000 will be deposited with Surety Title Company, as settlement agent, must be submitted with this form. This deposit will be refunded in the event that you are not the Winning Bidder. **WE WILL NOT BID ABOVE YOUR MAXIMUM BID AMOUNT.**

Your submission of this form indicates you have read, understand and agree with the Bidder Terms and Conditions of the Auction. This is a legally binding contract. If you sign this Contract, you are acknowledging that you have had the opportunity to review this contract and the Residential Realty Purchase and Sale Contract to be used in the sale of this property, that you have had an opportunity to have an attorney review these contracts on your behalf. If you have any questions you should discuss them with an attorney prior to signing these items. **The Bidder assumes personal responsibility to pay the purchase price bid, plus the Buyer's Premium and any additional charges, costs, and expenses due and payable in connection with the purchase of the Property.**

**All sales are final, sold as is, where is. No refunds of Deposit Payments will be made to Winning Bidders.** An applicable Buyer's Premium will be added to each purchase. Deposit Payment is due and payable by all Winning Bidders at the conclusion of the Auction. **If any Absentee Bids are placed, and that bidder chooses to attend the Auction in person, it is solely that bidder's responsibility to cancel any or all Absentee Bids prior to the start of the Auction by informing the One Day REO, LLC staff.**

**Absentee Bid Amounts:**

My Opening Bid: \_\_\_\_\_ My Maximum Bid: \_\_\_\_\_ One Increment: \$1,000

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_ Date: \_\_\_\_\_

**THIS IS A LEGALLY BINDING CONTRACT. IF YOU SIGN THIS CONTRACT, YOU ARE ACKNOWLEDGING THAT YOU HAVE HAD THE RIGHT TO REVIEW THE CONTRACT, AND THE RESIDENTIAL REALTY PURCHASE CONTRACT TO BE USED IN THE SALE OF THE PROPERTY, AND HAVE HAD AN OPPORTUNITY TO HAVE AN ATTORNEY REVIEW THEM ON YOUR BEHALF. IF YOU HAVE ANY QUESTIONS, YOU SHOULD DISCUSS THEM WITH AN ATTORNEY PRIOR TO SIGNING THIS CONTRACT.**