



How To Bid

*****IMPORTANT*****

In order to place a bid/offer on any property available through SparkOffer, you must **REGISTER** and create an account. If you are working with an Agent, you will need to provide us with their contact information by completing the Agent Buyer Registration Form.

By creating your account, and registering you are agreeing to the SparkOffer Terms of Service. To complete registration, you must either provide **Proof of Funds** (for the Purchase Price defined below) if paying in cash OR a **Pre-qualification letter from your Mortgage Lender**. You will not be approved to place a bid without this information on file. Registration and documents should be received **NO LATER** than 12:00 pm local standard time, the day the bidding Event ends.

If you are not registered and/or you have not provided suitable documentation by NOON you may NOT be approved to bid on a property!

Once registered, we STRONGLY encourage you to login to your account prior to the end of the bidding time on the property you wish to bid on. It is IMPORTANT to understand the steps and functionality needed to place your bid. Technical or agent support cannot be certain after 4:00 pm EST on the final day of the bidding.

Upon acceptance to SparkOffer, you will receive access to bid/offer on properties that meet your criteria.



Buyer's may or may not work with a licensed real estate agent. At the conclusion of the Event, the Seller's agent will send Buyer the Purchase Contract (available to Buyer in advance of bidding) with the Purchase Price. Buyer will have four (4) hours after receipt of the Purchase Contract to accept the Purchase Contract via digital signature. If Buyer fails to do so, the Seller shall have no further obligation to sell the Property to Buyer and may re-offer the Property to someone else.

Earnest Money must be submitted within one (1) business day after acceptance of the Purchase Contract to the escrow agent designated by the Seller.

If you have an agent, please make sure they contact the listing agent and submit the Agent Buyer Registration form. The listing agent will contact them and review the bidding procedures.

If you do not have a buyer's agent please contact the listing agent directly.

If you have questions about using SparkOffer you may contact us through the website at SparkOffer.com via the online chat or email us at info@sparkoffer.com.

The winning buyer that enters into contract with the seller to purchase the property will pay a Technology Fee of one and a half percent (0.0015) (\$150.00 per \$100,000). The Technology Fee is disclosed on the Property listing.

Property will be available for viewing only on the day(s) of the open house(s) (unless otherwise stipulated by the listing agent)

Be sure to contact us if you have questions on the bidding process.



Terms You Should Know

Auto-Bidding: The system can be set to automatically enter bids on your behalf. You enter the “maximum” bid you are willing to pay and have been qualified for. The system will automatically bid on your behalf if someone outbids you during the Event. If a bid is placed above your maximum auto-bid you will be automatically notified that you have been outbid.

Of course, if you change your mind on the day of the bidding, you can login to your account and manually submit additional offers.

At the time, all auto bids have been submitted, bidders can continue to submit offers manually until the bidding is closed.

One hour before the bidding ends, ALL bidders will start to receive bid updates via e-mail and SMS. However, you can monitor the online screen for real time updates and bids.

Bidding Auto Extend – Our system prevents Last Second Bidding by Automatically Extending the Bidding Time.

If a bidder places a bid within 5 minutes of the end of the bidding time, the system will automatically extend the bidding time back to 5 minutes in order to allow other bidders the opportunity to respond.

Notice to Selected Bidder: Important – Even if you are the high bidder from the event the Seller has the right to choose another bidder from the Event that may have better qualifications to purchase.

There is additional information about the process in our Terms of Service located at <https://sparkoffer.com/marketplace/terms-of-service>