



## **Buyer's Guide to Online Auction Bidding**

### **Bid on land from your computer or smartphone.**

Land Mark Management & Realty, Inc., timed online only auctions give buyers a chance to privately bid on offered land from anywhere. Online only auctions are open for a limited time and bids are updated in real time through the bidding app. Buyers receive an update if they are outbid by other buyers. You can follow the auction without logging in.

### **How it works**

Properties will be offered for sale as one or multiple parcels. In instances of multiple parcels they will not be combined. Bidding will only happen online and will begin at a scheduled time and "soft close" when scheduled to end. Bidding will continue in five-minute increments until five minutes have passed with no new bids. All parcels will remain open during this time. If a reserve is in place an announcement will be sent when the reserve is met. A SOLD announcement will be given when the auction ends.

### **Download the app on your phone or login from our website.**

To bid and buy via online-only auction, download the free Land Mark Management & Realty, Inc., app from the Apple App Store or Google Play on your phone or iPad. Be sure to have your Apple or Google ID password. On a personal computer, you can watch from our website via the link on the auction's listing. Log in using Firefox, Chrome, or Safari browser. (MS Explorer or Edge does not work.)

Once you download the app, you'll have access to see upcoming auctions.



Be sure to sign up for updates and information on upcoming auctions.

# **ONLINE ONLY AUCTION TERMS and CONDITIONS**

**While offering real estate for sale by online only, internet bidding is convenient and provides anonymity to the Buyer. Land Mark Management & Realty, Inc., must take special care and caution to be sure Buyers are qualified to bid and buy the offered real estate.**

**Buyers will be required to the following:**

- 1. Agree to sign a Buyer Registration Form in which they acknowledge they:**
  - o have reviewed and understand the detailed information about the property**
  - o will agree to the “Terms and Conditions” of the auction**
  - o will accept the provided “To Be Determined” title insurance**
  - o will accept the Land Mark Management & Realty, Inc., purchase agreement for the auction**
- 2. Should they be the successful “high bidder” they will agree to immediately sign the Land Mark Management & Realty, Inc., real estate purchase agreement in person or electronically.**
- 3. Should they be the successful “high bidder” they will agree to provide the previously identified earnest deposit in the time frame identified.**
- 4. Should they be the successful “high bidder” they will agree to close on the sale of the real estate on or before the scheduled closing date.**
- 5. If Buyer has the high bid and does not sign the Land Mark Management & Realty, Inc. real estate purchase agreement in person or electronically and/or does not provide the Broker the required earnest deposit to be deposited into the Land Mark Management & Realty, Inc. Real Estate Trust Account, The Buyer understands they may be liable to the Seller and Land Mark Management & Realty, Inc. for damages, including consequential damages, such as lost profit, costs of sale, commission and expenses.**