

Out-Of-State Auction Bidders

"Out-of-State (including "International") buyers are welcomed to bid on this property:

"Out-of-State" (including "International") bidders are required to post a "Best Bidder Deposit" with Equity Title Company in order to qualify to participate in this auction. Such deposit is fully refundable in the event that you are not the "Best Bidder" and awarded the property. The deposit required to qualify for bidding as an "Out-of-State" is \$5,000.00 US.

In the event that you, as an "Out-of-State Bidder," are awarded the "Best Bid," please be aware that you have five (5) business days from the date of "Formal Notice of Auction Award" to close the transaction at the "Best Bid Award Price." If as the "Awarded Best Bidder" you fail to close the transaction for any reason, you will forfeit your deposit.

There is no "Buyer's Premium" associated with this real estate auction.

Please contact Eve Wolfe at Equity Title Directly to arrange to post your deposit and be eligible to bid on this property.

Equity Title of Colorado
3950 Lewiston, #100
Aurora, CO 80011
ewolfe@equitycol.com
303-373-5500

Thank you for your interest in this Denver luxury home auction.

* Real Estate Auction Definitions:

"Best Bidder Deposit":
Monetary consideration deposited in title company escrow account required to be eligible to bid; will be deposited towards purchase price if you are awarded the "Best Bid";

"International Bidder":
Any bidder domiciled outside of United States including Alaska & Hawaii

"Out-of-State Bidder":
Any bidder domiciled outside of Colorado, USA

"Best Bid":
That bid determined by the seller to be most qualified given price considerations including seller's perception of a given bidders ability and willingness to close the transaction in a timely manner with good funds

"Formal Notice of Auction Award":
Barrett Associates, Inc., may notify the "Best Bidder" by phone, facsimile, email, and/or registered mail. All such forms of notification will constitute legal "Formal Notice of Award";

"Best Bid Award Price":
That "Best Bid" price that through the "round-robin" bidding process the seller's award the auction subject property to

"Buyer's Premium":
A premium or fee will NOT be charged to the buyer by the auctioneering firm (Barrett Associates, Inc.)