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REAL ESTATE SEALED BID FORM

I/We _____

Address _____

Phone Number _____ Email _____

Property Address _____

I/We are hereby submitting a bid of \$ _____ for the above listed property. I/We also agree to abide by the Terms and Conditions for this property as listed on our Company website. Provided the bid is accepted or another amount has been agreed to by the parties (Buyer's/Sell's), a 10% deposit will be submitted along with the auction sales contract within 48 hours of the acceptance of bid. The 10% deposit will be added to the bid price to determine the total sales price of the property. The 10% deposit will be held in the Auction Co.'s escrow account until the property closes.

By submitting a bid on the above property, you are hereby entering into a legal binding contract between you and the Auction Company/Seller (s) and hereby agree to live by and honor all terms and conditions set forth by the Auction Company. All deposits will be made out to the Auction Company and will be delivered to the Auction Co. within the agreed to time limits. All bids are to be submitted to the Auction Co. on this form provided at: progressiveauctionsva.com

All bids will be submitted to the Seller (s) as they come in for consideration. The Seller (s) has the right to accept, reject, or to negotiate an acceptable price with the bidder. If your bid is accepted and you fail to close within the time limits as outlined in the Terms and Conditions your deposit is non-refundable and you will be subject to fulfilling the obligations as outlined in the Terms and Conditions. You must be at least 18 years of age or older and have the full authority to bid on the property as solely or as a representative of the bidding entity.

Progressive Auction Company is the exclusive representative of the Seller's in the sale of this property.

I

Terms and Conditions of Auction

Terms: 10% non refundable down auction day certified check, cash, or wired funds will be accepted as payment. All expenses to wire funds will be at the Buyers expense. Balance due at closing.

Buyers Premium: A 10% non refundable buyer's premium will be added to the high bid to determine the purchase price of the property.

Agent for the Seller: Progressive Auction and Real Estate Co., LLC is acting as the agent for the seller.

Additional Conditions:

1. There are no minimum starting bids required for the property; however, Seller reserves the right to accept or reject all offers on the property. The auction shall be recorded, and if any disputes arise following the auction, the Auctioneer's recorded records will be final in all aspects.
2. Bidders are invited and encouraged to inspect property as to any structural, hazardous, asbestos, or environmental conditions relating thereto prior to submitting a bid. The bidder gives up rights to inspections once his/her bid is submitted. Bidders are advised that houses built prior to 1978 may contain lead based paint. The auctioneer will assist bidders in obtaining any such authorizations that may be required in order to carry out any such inspections prior to submitting a bid. Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any part of the property. The Auctioneer or his representatives, Sellers, and his/her representatives are offering this property, AS IS, WHERE IS and HOW IS condition with all faults, without any warranty expressed or implied, of any kind or character, including without limitations, any warranty of habitability or fitness for a particular purpose. The Auctioneer makes no representation as to whether any parcel is classified as a buildable site. Seller and the Auctioneer and their agents shall not be liable for any damages, whether actual or direct or incidental, including without limitation, damages for loss of use or loss of income occurring by reason of condition of such property.
3. Taxes, sizes and square footage set forth for the property are approximations only, based on best information available, but actual taxes, sizes and square footage may be different.
4. The Seller and Auctioneer have the right to withdraw the property, postpone or cancel the auction at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction.
5. Persons buying in the Name of Trust, Partnerships, Corporations, or with a Power of Attorney must have the authorizing documents examined prior to the auction by a representative designated by the Seller.
6. Closing will be conducted by the Purchaser's attorney and all costs legally chargeable to the Purchaser will be paid by the Purchaser.

7. This property is being offered for sale to purchasers without regard to prospective race, color, religion, sex, marital status, or national origin.

PROPERTIES MAY BE ADDED OR DELETED UNTIL THE TIME OF SALE. All information was obtained from sources deemed reliable. The Auctioneer and his agents will not be responsible for any errors or omissions herein. Oral representations cannot be relied upon as correct. However, announcements made on sale day take precedence over written matter. Conduct of the auction and increments of the sale shall be at the sole discretion of the Auctioneer.

Signature _____ DATE _____

Address _____ City _____ State _____