

AUCTION NOTIFICATION LETTER

In collaboration with Capitol Asset Management, Homes4Purchase has been assigned as the auction platform. We will be assisting you with questions and providing you with auction information as it becomes available. Please review the following to assist you with getting your property correctly setup for auction. Do not hesitate to [CONTACT US](#) with any questions you, your team, or your clients may have.

Auction Information:

In addition to your MLS entry and any listing syndication you may be subscribed to, this asset is being marketed online now at www.homes4purchase.com

All bids from interested buyers must be entered online at www.homes4purchase.com during the time that this property is in auction.

MLS Listing:

All listings should have a corresponding MLS entry created or updated using the details below. If this proposed verbiage cannot be included in the listing, please let us know.

Auction Disclosures: Please use your best judgement to incorporate the following information into your property/marketing description. Your MLS may have rules against specific auction language. Feel free to adjust as needed to stay in compliance.

To submit offers/bids or view additional details, please visit www.homes4purchase.com. All offers/bids will be subject to Seller Approval (minimums may apply). Please contact listing agent for additional details.

- In addition to listing on your local MLS, please place onto Trulia, Zillow, Realtor.com and other similar online marketplaces for real estate.
- Please contact your Asset Manager if you have any issues listing this property with your local MLS.
- Please contact us at support@homes4purchase.com with any other questions regarding auction expectations.

Property Description: Please highlight property features, such as community amenities or any other information that will promote the property well to potential buyers.

Photos: a minimum of 5 professional high-resolution photos sans time/date stamps (Landscape, not Portrait)

Property Disclosure: Property condition and transaction disclosures should be in the broker-only remarks of the MLS entry, if needed.

Buyer Referrals:

One of our goals is to connect unrepresented buyers who are seeking the assistance of an agent with professionals such as yourself. There are three primary ways this can occur:

- **Showings & Open Houses:** If vacant, interested buyers will be directed to you for showings and interior access unless otherwise noted. Please note that a Hold Harmless Agreement is needed before granting access. If you would like Homes4purchase.com to be able to grant and schedule showings with local licensed agents, please let us know! We typically ask that you hold 1 to 2 open houses prior to the auction start date *if the property is vacant*. If you hold an open house, please inform us of the dates and times so we can advertise appropriately. *(Optional)*
- **Website:** The property details page features your contact information, allowing interested buyers to directly reach out to you.
- **Customer Support:** Interested buyers call, email, and chat with us all the time; we will refer them back to the listing agent if they are unrepresented and have questions about the property outside of auction protocol and participation.

Homes4Purchase.com has a full team dedicated to assisting you through each stage of the process all the way to closing. Please continue to market and maintain the property per your listing agreement. You will receive updates from our team as the auction continues. Do not hesitate to [CONTACT US](#) with any questions you, your team, or your clients may have.

Warm regards,

Customer Support Team

Support@homes4purchase.com