

# OFFER INSTRUCTIONS FOR THIS HOME *(Take One)*

*Making An Offer Is Easy!*



**The seller is accepting all offers on *BIDLION!***

***Write one clean contract after the buyer and seller agree on the price and terms. It takes 5 minutes to make an offer. Here's how it works!***

## **STEP 1:**

Go to [BidLion.com](http://BidLion.com) to register and create your agent account. Then you will be able to buy or sell homes on BidLion.com.

## **STEP 2:**

Search and find the home your client wants to buy and click the "Bid Now" button to enter your offer price and major terms of sale.

- Be sure to attach a lender's qualification letter. *(Only the listing agent and the seller can see this letter.)*
- **IMPORTANT:** Do not wait to submit your best offer, because the seller has the option to accept another offer at any time before the offer period ends.

## **STEP 3:**

Wait for the seller's response and make your deal.

Most listing agents will respond to your offer within 24 hours by email or phone to either:

1. Acknowledge your offer and let you know the seller will respond to the best offer when the offer period has expired.
2. Counter your offer and begin negotiations before the offer period expires.
3. Accept your terms and invite you to submit a formal, written contract as soon as possible.

After price and terms are agreed upon and the chosen buyer is invited to submit a formal, written offer, the sale is completed in the traditional manner.

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**FEES:** BidLion does not charge buyers, sellers or buying agents for the use of our standard service. Listing agents get their first listing free and can advertise any additional listings for just \$49.95 each. This includes the use of our offer platform, email notifications and other free services.

**BUYER'S PREMIUM:** Some sellers may choose to attach a Buyer's Premium of 1% - 10% to their listing for their own benefit. For traditional sales, this will rarely happen, but for bank owned properties or short sales, this is common. In such cases, the Buyer's Premium is automatically included in the purchase price of all buyer offers, which translates to an extra, financeable cost for the buyer.

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- All buyers and sellers are represented by licensed real-estate agents.
  - Buyers, via their agents, submit offers for a property in the public view during an offer collection period. This gives all buyers equal information about competing offers and gives all buyers a fair chance to submit the best offer.
  - All offers on BidLion are non-binding and are designed to bring both parties to agreement on terms and price before a formal, written contract is generated. This means no deposits are required from buyers.
  - The seller can agree to terms with a buyer and invite them to submit a formal, written contract at any time before the offer period expires. Or, in multiple offer situations, they can decide to wait until the end of the offer period to give all buyers the opportunity to produce their best offer.
  - When an offer is made in the last 3 minutes of the offer period, the offer period is extended to 3 minutes so any competitors may respond. This mimics the "Going once, going twice, sold" method common in auctions and ensures every buyer has an opportunity to submit their best offer.
  - It is possible that a buyer with more favorable terms may be chosen over a buyer with the highest net offer to submit a formal offer and purchase the property.
  - It is also possible that the seller may reject all offers on the table at the end of the offer period and extend the offer period to collect additional offers.



**10307 Piper Lane Manassas, VA 20110**

**[www.BidLion.com](http://www.BidLion.com) • 855.936.5466**





# BidLion's Offer Management Platform

BidLion gives all buyers equal information about competing offers and gives all buyers a fair chance to submit their best offer.

1234 W Main St  
Marshall, VA 20115



**\$539,900** MLS #8932645

Type:	Single Family
Beds:	5
Baths:	3
Size:	3,850 Sqft
Lot:	6 Acres
Water:	City
Sewer:	City
Heating:	Oil
Cooling:	A/C
Fireplaces:	2
Levels:	2
Basement:	Finished
Garage:	Detached

#### Listing Agent



#### Janet Weaver-Dull

The Wiley Companies  
7524 Gardner Park Dr  
Gainsville, VA 20155  
License #: 0225189717

**Office:** (703) 366-3462  
**Fax:** (703) 366-3462  
**Mobile:** (703) 366-3462  
**Email:** janetweaver@gmail.com

**Description:** Historic remodeled farmhouse with the charm of yesterday and the conveniences of today! This 6.43 acre farm with huge barn and detached 3-car garage is in a great location only 15 minutes from Warrenton in the quaint town of Marshall. The possibilities are endless! [SEE OTHER TERMS](#)

**Type of Sale:** Traditional

**Acceptable Financing:** Cash, Conventional, VA, USDA, FHA

**Easily add terms and approval letter to your offer!**

**IMPORTANT:** Do not wait to submit your offer because the seller has the option to accept a good offer before the end of the offer period.

**SEE HOW IT WORKS!**

Make a practice offer on our sample listing at [www.BidLion.com](http://www.BidLion.com)

## CURRENTLY ACCEPTING OFFERS!

OFFER PERIOD  
EXPIRES

**2D 0H 10M 59S**

**BID NOW**

List Price	Est. Market Value	Offers	Bids	Visitors	Views
\$539,900	\$540,000	4	8	79	731

Buyer's Agent	Purchase Price	Type	BUYER ASKING FOR				BUYER AGREES TO			NET OFFER
			Seller Subsidy	Home Warranty	Days to Close	Home Sale Contingency	EMD	Seller Addendum	Appraisal Addendum	
FJG-5	\$543,000	FHA	3%(\$16,290)	\$500	60	No	1%	Yes	100%	\$526,210
MAC-11	\$548,000	VA	4%(21,920)	\$600	45	Yes	1%	Yes	50%	\$525,480
JJH-1	\$540,000	Conv	3%(\$16,200)	\$0	45	No	2%	Yes	\$5,400	\$523,800
SPD-6	\$520,000	CASH	\$0	\$0	20	No	1%	Yes	0%	\$520,00 *

Click to see broker info.

\* Signifies buyer added specific conditions. Click to view.

# Submitting an offer is easy with BidLion!

