

Bidder Terms

EQHome Market, LLC, ("EQH") has contracts with various individuals and corporations, etc. ("Sellers") to market and advertise specific properties ("Property" or "Properties") through its online auction hybrid website, EQHomeMarket.com. All properties offered on EQH's website shall be offered subject to the Sellers' approval of the price and final terms and conditions. The Properties shall be offered through an Internet auction process with a specified opening and closing date.

NOTE: If you are a Real Estate Agent wanting to bid for yourself or a customer, please [click here to register](#).

All USERS MUST AGREE TO THE BIDDER TERMS BEFORE BIDDING.

Site Usage

The first step to using this site effectively is Registration. Registration is currently free and is necessary to unlock many of the site's features. You can bid in increments or our "Place Bid" feature allows the computer to bid for you up to your "Maximum Bid." Also, because different computers have different connection speeds, waiting until the last 5 or 10 seconds to place your bid is not recommended. The countdown clock on EQHomeMarket.com should be considered accurate but not exact. Many processes can affect what actual time a user sees on their screen such as computer processor speeds, internet connection speeds, etc., so please do not wait until the last few minutes of an auction to place a bid. It is highly recommended that if you intend to place a bid, you should do so early to get a feel for the bidding process, and you should also use "Maximum Bid" feature, a feature designed to allow the computer to bid for you at the end so you are assured of getting your bids placed. If you choose to wait until the last few minutes or seconds of the countdown clock to place your bid and your system lags or your bid does not get placed, EQH bears no responsibility for re-offering the property or causing your bid to be placed for you. If it is determined that there was a system issue that may have prevented a bid from being placed, EQH reserves the right to review all bids and possibly re-open the bidding on a property. This determination will be made on a case by case basis and is at the sole discretion of the company. The intent of EQHomeMarket.com is to always provide a fair, level and transparent bidding environment for our consumer audience.

Property View & Property Information Packages

Prospective bidders and interested parties may view general information about a property just by clicking the links to the property's Bid Page. Additional property

information may also be available by clicking additional links located on a particular property's Bid Page. Bidders may also contact the listing agents direct via our "Private Message" feature.

Property Bidding

If you elect to bid on a property, you must be registered and prequalified by one of our "Approved Lenders" to do so; however, you do not have to be registered in order to view bids for a property. All bids are open and displayed for public viewing unless otherwise noted. You can bid on properties either from a property's Bid Page or from your "Items I Bid" listing page, which can display multiple properties for a bidder to monitor or place bids on. The "Items I Bid" area only has abbreviated information about each property but is a great tool if multiple properties are being monitored.

Placing Offers Feature

If you prefer to place an offer on a property instead of bidding on it, you can do so by clicking on that tab when viewing the property that you want to place an offer on. If the seller accepts your offer than the auction will be put on hold until you finalize the purchase process.

Terms of Use

Each site user shall act with honesty and integrity while on the site; otherwise, user privileges shall be revoked. Each bidder shall review and adhere to the Terms of Sale for each individual property listed on the site. EQH may suspend your account and seek legal remedies if the site's staff at any time suspects that either as a buyer or seller, you have committed or engaged in fraud or fraudulent activities relating to transactions on the site. **Any bidder making fraudulent bids on this site or defaulting on properties won shall be banned from the site indefinitely without any recourse from the bidder.**

User Eligibility

EQH's services are available only to individuals who can form legally binding contracts under applicable state and federal laws. EQH's services are not available to minors or to previously suspended EQH users. If you register as a business entity, by placing a bid, you represent that you have the authority to bind the entity to this Agreement and other real estate related agreements.

EQHome Market's Fairness Doctrine

EQHome Market prides itself with offering properties on a fair and level playing field allowing all bidders an equal and fair opportunity to compete. If it is determined by EQH that a property is won unfairly, for any reason, EQH reserves the right to 1) re-offer the

property in a new round of bidding, 2) request a highest and best offer among the bidders or 3) return the property to the Seller and not sell it to any bidder.

If you intend to bid on a property, it is highly recommended that you register at least 72 hours prior to the close of the bidding, just as a precaution against any potential registration problems.

There are no fees required to bid.

Fees & Services

Currently, registration for all EQH websites is free; however, we reserve the right to change our Site Terms at any time relating to fees and other items mentioned or not mentioned in this published document. Changes to the policy are effective after we have posted the new Site Terms for at least five (5) consecutive days. We may in our sole discretion change any or all of our services at any time. If a change occurs in a particular service, the fees for that service are effective at the introduction of the service. Each Property will be subject to a 2% Buyer's Premium which as defined in the bidding box for each property, to be paid by the BUYER at the closing. When permissible the "Buyer's Premium" will be added to the purchase price of the property and either credited to the "Buyer's Agent" as a commission or back to the seller when there is no "Buyer's Agent" involved. EQH charges a 1% Transaction Fee directly to the seller of each property.

Discrepancies in Advertisements

If there are any discrepancies between the terms and conditions outlined on this site and the terms outlined in the Purchase Agreement, the terms in the Purchase Agreement shall prevail, so read the Purchase Agreement carefully. All dates and times listed on this site supersede any advertisements or printed statements.

Bid Presentation to the Seller

If a property meets or exceeds its reserve price during the Online Bidding process, the system will read "reserve price met" and bidding will continue until the auction is over or until the seller accepts an offer.

Negotiations & Post Event Activities

Once an online bidding event concludes, neither the Seller nor EQH are under any obligation to negotiate with, nor sell to any bidder. All properties will be sold on a "first come, first approved" basis by the Seller. Seller's may also at times accept a lower bid than the highest one due to terms such as a higher down payment, shorter escrow, payment terms etc.

Final Approval by Seller

Each Seller on this site reserves the right to have final approval of any and all Purchase Contracts submitted by any broker or bidder, regardless of information provided by this site, any broker, or any EQHomeMarket.com employee or affiliate to the contrary.

Online Transaction Venue

EQH provides an online real estate transaction venue that allows for the bidding and transfer of properties via a public forum. EQH does not hold itself out to be a real estate broker or agent, nor does it claim to act on behalf of buyers or sellers, even though its majority owner does hold a real estate sales license in the state of California. EQH does claim to provide an efficient and sophisticated platform that allows sellers to advertise their properties to willing and able buyers. All Listing Brokers identified with a property on this site are agents of the Seller, not the Buyer. If a disruption of Internet bidding service (such as a power outage or other technical occurrence of any kind) occurs at the end of an event, RBl reserves the right to extend that particular event for a reasonable period of time as decided by EQH in order to provide bidders a fair chance to compete for the purchase of a property.

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“Type Name”

Accept Button