

auction

UNLESS SOLD PRIOR



Auction is a method of marketing a property with no price, with a view to researching the market to find a buyer, in a cash position, to bid on Auction day to secure a sale "under the hammer" as an unconditional cash sale.

If you are going to bid at an Auction you MUST BE very sure that you are in a position to bid, having completely all your due diligence before the day of the Auction. So you can bid with confidence, the following are matters, amongst any other material matters to you, that you may wish to take advice on prior to Auction Day:

- ✓ selling your house
- ✓ arranging finance
- ✓ registered valuation
- ✓ LIM
- ✓ builder's report
- ✓ electrical inspection
- ✓ solicitor's approval
- ✓ Other as needed

NB: It is imperative that your offer of finance has no conditions attached to it – ie: your offer of finance cannot be subject to a registered valuation or supplying further information to the Bank it must be a 100% guarantee that the funds have been approved for you.

Many buyers are unaware that they are able to vary the standard Auction Terms and Conditions. That is, you may wish to have a different settlement date, pay a lesser deposit than the standard 10%, or wish to add some extra chattels not currently listed. **Prior to Auction Day** simply discuss the terms that work for you with the Agent, with a view to having a variation memorandum signed by the seller if those changes are acceptable to them.

If you do have interest in a property being marketed by Auction, ensure to notify the Agent so that you can be kept informed of developments, particularly if there is a possibility of an offer being submitted prior to Auction Day.

vendor bidding

A vendor bid is sometimes made by the Auctioneer on behalf of the seller. The Vendor Bid is to encourage bidding to move closer to the reserve price: An Auctioneer will never Vendor Bid at or over the Reserve Price. The Auctioneer will always disclose if the bid is a Vendor Bid.

Disclaimer: As always, seek independent legal advice prior to executing contractual documents.



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