



What You Need to Know About Buying At Auctions

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Auction.com Profile

MISSION

To be the most trusted online marketplace that makes real estate transparent and simple



VISION

To empower everyone to buy and sell real estate online with confidence



Auction.com is the nation's leading ballroom and online real estate marketplace



Privately held company with over 1000 employees in 10 offices across the U.S.
• Headquartered in Irvine, CA and Silicon Valley with offices in New York, Austin, Plano, Miami and more.



Over \$41 billion of real estate sold since 2007 with over \$8 billion sold in 2015 alone

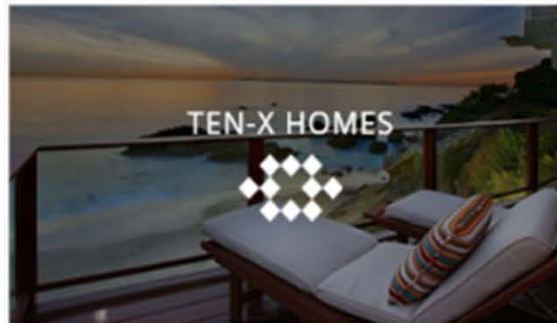


The Ten-X Brand Family

Our new name, Ten-X, reflects expansion of the services we'll be delivering – and to the much broader audience we plan to reach via three distinct lines of business.



Dedicated to the sale of quality commercial properties via auction and more traditional methods



A new transaction platform created especially for move-in ready homes and offering more traditional transaction options that appeal to a consumer audience



The nation's largest online real estate marketplace, now exclusively focused on the sale of bank-owned and foreclosure properties



Select Residential and Commercial Clients



Partners and Investors



STONE POINT CAPITAL



Foreclosure

What you should know



Auctions are conducted live at county courthouses and venues across the U.S.



Auctions are free and open to the public.



- » Simplified bidding process
- » Easy to complete documents
- » Some properties may have inspection reports available.



You may drive by any properties you are interested in but do not trespass or disturb the occupant.



No Buyer's Premium

Payment Options:

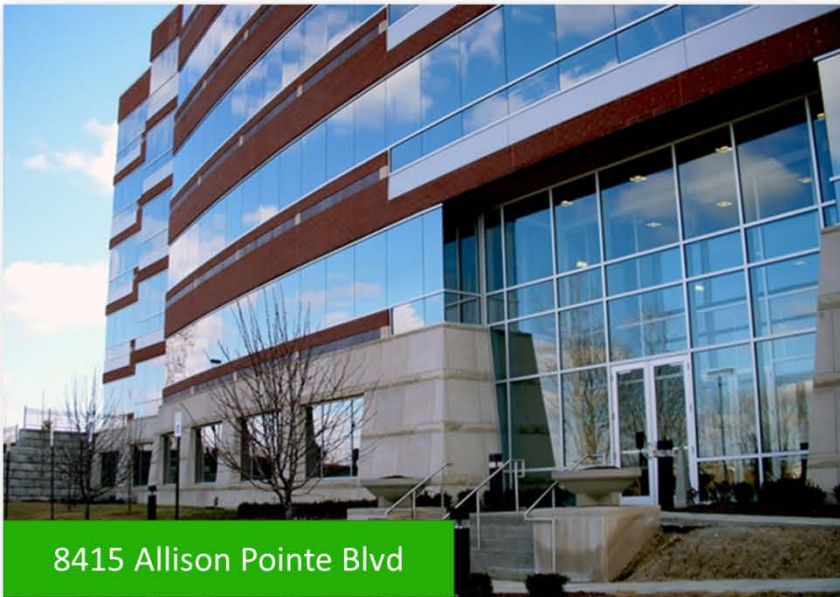
- » Cash or cashier's checks
- » Payment in full (differs state to state).



Read and understand Due Diligence



Indiana Auctions



8415 Allison Pointe Blvd

Two Sale Locations
For Marion County,
Indiana



200 E. Washington St



Bank-Owned Properties: Opportunities & Benefits



**Bank-
Owned**

- Bank-Owned: Referred to as Real Estate Owned or Bank-Owned
- Property has moved through the Foreclosure Process, and is now owned by the Servicer/Lender.
- Many liens and title issues will be removed by the Foreclosure Process (per state statute) by the time the closing process occurs.
- Motivated institutional sellers
- Properties in many cases are vacant, and many have open house opportunities
- Opportunity to buy Bank-Owned without a Buyer's Premium



How the Online Process Works



**Bank-
Owned**

- All of our Bank-Owned Auctions take place online.
- Properties available online for viewing and research generally 2 – 3 weeks in advance.
- \$2500 authorization required to register to bid*.
- Auctions last between 1-5 days (typically 3 days)
- Overtime period that allows for competitive bidding
- Winning bidder notified via e-mail immediately
 - ❖ Electronic Signatures/document processing within 24 hrs.
 - ❖ Purchase Agreement (PSA)
 - ❖ An Earnest Money Deposit (EMD) of 5%
 - ❖ Proof of funds required
- Closing Times:
 - ❖ Contract Specific
 - ❖ 30 – 45 days

