

*****IMPORTANT INFORMATION*****

In order to place an online offer on any property being sold on ShaddockOnlineOffers.com, you must provide either Proof of Funds if paying in cash OR a Pre-approval Letter from a mortgage lender prior to getting access to the bidding area.

You can get your loan approval started by clicking here:

<https://capitalabcfunding.proiwebsites.com/iFrameTA.aspx?FileName=LoanApplicationPop.x&RefererGUID=82966c98-2d2a-4cc9-b6c4-eafd52990f77&language=English&UID=omtmylnhz5nwokk1fcaqrqho>

By creating your account, you agree to accept AND understand the Terms and Conditions of the online offer process and the ShaddockOnlineOffer.com offering platform.

Again, you must provide either **Proof of Funds** if paying in cash OR a **Pre-approval Letter With DU Findings from a mortgage lender** prior to getting access to the offer area. Registration and documents must be received **NO LATER** than **12:00 pm** the day the offer period ends.

If you are not registered and/or you have not provided suitable documentation by NOON on the day the bidding expires, you will NOT be allowed to bid on a property!

We also STRONGLY encourage you or your agent to login to your account prior to the end of the offering time. It is IMPORTANT to understand the steps and functionality needed to place your offer. Technical or agent support will not be available after 12:00 pm on the final day of the online offering process.

[CLICK HERE https://shaddockonlineoffers.com/register/](https://shaddockonlineoffers.com/register/) to easily register for access to the ONLINE OFFERS platform.

Working with a licensed **Texas** Real Estate Agent is required. After our listing agent confirms with the seller that the terms and price of your offer are acceptable, a signed **Texas** Residential Purchase Contract must be prepared by a **Texas** licensed agent and must be submitted within 24 hours after the winning offer has been accepted by the seller. With the purchase contract, the earnest money shall be deposited with an escrow agent.

A **Texas** licensed Real Estate Agent must prepare those documents and initiate the process.

If you have an agent, the registration page will provide you with the option of entering your agent's contact information. Once their information is entered, one of our agent's will contact them and review the offering procedures. Or, you will have the option to have one of our agent's contact you and help answer any questions.

Our agents are experts in this process and can guide you through the entire offering process from beginning to end and answer all of your questions. They can also explain the financial benefits of working with us.

What is the “**Buyers Premium**” – Using the **ShaddockOnlineOffers.com** option, real estate commission is paid in the form of a “Buyer’s Premium”. Buyer’s Premium can range from 0% to 12% of the “Final/Winning Offer Price (not the Final Sales Price).

The final sales price is calculated in the following manner:

Final/Winning Offer + Buyer’s Premium = Final Sales Price.

Realtor Fees are paid from the Buyers Premium NOT the final sales price. Please read the full Terms and Conditions of our site here: <https://shaddockonlineoffers.com/terms-and-conditions/>

Each property listed on our web site will offer different terms, conditions and buyers premium, so be sure to research the property and all of the details on the property page.

Property will be available for viewing only on the day(s) of the open house (unless agreed otherwise)

Buyers must be approved to submit offers manually by the seller’s agent once the buyers Loan Approval or Proof of Funds has been received.

Sellers reserve the right to accept, negotiate or reject the highest offer or any other offers.

An online offer is a binding agreement and a seller can legally pursue a non-performing buyer.

Be sure to contact us if you have question on the offers process.

Terms You Should Know:

Offer Auto Extend – Our system Prevents Last Second Offers by Automatically Extending the Offer Time.

If a buyer places an offer within 2 minutes of the end of the offer deadline, the system will automatically extend the offer time by 5 minutes to allow other buyers the opportunity to respond.

Attention Highest Bidder! – Being the highest offer on the site property page does not necessarily mean your offer is the final declared winning offer or that your offer is accepted. There are many factors that go into a seller accepting an online offer such as type of mortgage financing, down payment, amount of earnest money, closing date, home sale and other contingencies etc.

The listing agent will call all agents representing buyers who have placed competitively priced offers on a particular property on our platform to learn all the details of their offers. Only after the seller and seller’s agent discuss the terms of all the competitive offers submitted on the site will they determine who the “Final Declared Winning Offer” will be from all competitive registered buyers involved in the online sales event.

Once we have discussed the terms of your offer and the seller accepts your offer, your agent MUST submit a signed purchase agreement to the seller within the time specified in “sale terms and conditions”

IMPORTANT: THE SELLER RESERVES THE RIGHT TO ACCEPT, REJECT ANY OR ALL OFFERS

By agreeing to these Terms and Conditions you agree and understand any offers you submit will be available and visible to the public in real-time on the property page of our web site.

The Seller has required the listing agents to have all offers submitted online. We have been instructed NOT to review or present offers that were not submitted through the online process.

If you are bidding from a different time zone than the property, you MUST change the clock on your computer to ensure your bids are submitted in a timely manner.

WE DO NOT RECOMMEND USING A MOBILE PHONE FOR SUBMITTING OFFERS! IF YOU DO, YOU MUST REFRESH YOUR SCREEN TO ENSURE ACCURACY!

Notice to the Highest Offer: Important – If you have the highest offer at the end of the offer process and back out without submitting a contract, you will have been considered breaching our terms of use of our offer submission system and you may be liable for a \$500 withdrawal penalty fee. We will invoice you for that amount.