

**BUY A HOME GET A VACATION!**

# **HOW TO GET A 3 DAY VACATION**

**\*\*Please read this booklet  
before you place a bid....**

### ***3 DAY VACATION WITH PURCHASE OF HOME***

I work with the Seller, ASAP Consulting Group and the Bank to Liquidate the property prior foreclosure. The bank is looking for the highest and best offer acceptable to Bank. Some of the homes are listed and some we hold auctions on. This is a short sale wherein the bank is willing to take less than what is owed on the property to sell it today at a discount.

***What does this mean?*** This means that the Seller can only sell the property if the Bank accepts the offer. It is up to the Seller to accept the highest and best bid and then submit this information to the Bank for their review.

***How do I get a 3 day Vacation?*** With every sale of each home, ASAP Consulting Group will provide the Buyer with a certificate to a Get Away to Paradise. This offer entitled two individuals and 2 children under 16 years old. You receive a Get Away to Paradise Certificate to **enjoy 3 fun-filled days and 2 exciting evenings** of deluxe hotel accommodations at one of the beautiful destinations. There are lots destinations to choose from here is a list below:

Southern Getaway:

Florida – Cocoa Beach, Daytona Beach, Ft. Lauderdale, Miami, Orlando, Ormond Beach, St. Petersburg Beach

North Carolina, South Carolina, Tennessee

Eastern Getaway: Maine, Maryland, New Hampshire, Pennsylvania, Vermont, Virginia

Western Getaway: Arizona, Nevada, California, Texas and Utah

Northern Getaway: Michigan, Minnesota, Missouri, Ohio, Wisconsin

There are no strings attached. Just purchase the home and you receive a SPECIAL GIFT from ASAP Consulting Group for purchasing a home.

***Can on Bid on Line?*** You are able to bid on line for this property prior to the live Auction scheduled on this Home. Just go to the website [www.SellHousesCheap.com](http://www.SellHousesCheap.com) and click on the house that you are interested in and submit your bid. **NO DON'T NEED ALL YOUR MONEY UP FRONT.** We help you get financed through a mortgage company.

***Can I walk thru the house prior to the Auction?*** You are able to receive the lockbox combination on the home prior to the sale. All you have to do is call 4321-392-4395 or call the other number listed in the flyer on the website.

***Do I Need To Sign In at the House?*** All persons who walk through the house must put their name, telephone number and email address on the Sign In Sheet prior to looking at the home.

***If I Sign In Will I Be Considered A Bidder?*** No, the purpose of the Sign In Sheet is to email you a list of Seller Owned Homes that ASAP Consulting Group, Seller and the Bank are liquidating at a discount.

***Minimum Bid:*** This is the starting bid/minimum bid acceptable on the house.

***Will the Bank accept an offer lower than what is owed on the property?*** Yes, this is common for the banks to liquidate mortgages that are in default for lower than what is owed on the property.

***What Does Bank Value Mean?*** The Bank has an Appraised Value on the property. This valued is based on an appraisal provided to the Bank by a third party company. The Bank will not provide you with a copy of the Appraisal.

***How Low Of An Offer Will The Bank Accept?*** The Bank will consider all offers, however, the Bank is looking for an offer close to the Appraised Value.

***Will I Receive Clear Title On The Property?*** Yes, The Seller and the Bank will provide you with Title Insurance on the property. The Title Insurance on the property guarantees that there are no other liens or problems with the Title and that you would own it free and clear.

***How Soon Can I Close?*** This offer is subject to the Bank accepting a discount which could take 1-4 weeks. Closing shall be within 30 days of acceptance of offer.

***Do I Need All Cash To Buy The Property Or Can I Get A Mortgage?*** Cash offers are always accepted. The Seller can accept an offer with the Buyer obtaining a Mortgage. However, the Buyer will need to provide an approval letter from the Mortgage Company. Should you not have an approval letter, please talk to the mortgage person in the home during the Auction for your FREE pre-approval.

***Can I Have An Inspection On The Home?*** Yes, you can have an inspection on the home. You could make your Offer contingent upon a 5 day inspection. The Mortgage Company will require that you have your inspection, prior to them accepting a

discount. The home is being sold “as is” “where is”. Any items left in the house are your responsibility.

***Who will prepare a Contract?*** The Seller has a contract already prepared which can be faxed directly to you for your review.

***Closing Costs?*** All closing costs are at the Buyer’s expense unless otherwise specified.

***Realtor Fee:*** The Seller will not be responsible for any commission or fees due to a real estate agent representing a Buyer. If a Buyer elects to work with a real estate agent the Buyer will be solely responsible for any fees or commissions incurred. **All Bids Must be Net to Seller.**

***Who Is ASAP Consulting Group?*** This is a company that helps the Seller and the Bank Liquidate the property. Their telephone number is 321-392-4395.

***What if I don’t like the house and I don’t want to bid?*** That is alright. The ASAP Consulting Group works with the Bank to Liquidate houses. Make sure that you have an email address and/or telephone number on the Sign In Sheet and we will forward you a list of homes that need to be liquidated.

Please note the following incentives for the buyer:

**All-Cash Buyers:**

A \$2,000.00 discount will be given to the highest bidder, for close-of-escrow within two weeks of Auction.

**Pre-qualified Buyers:**

A \$1,500.00 discount will be given to the highest bidder, for close-of-escrow on within two weeks of Auction.

**All Buyers:**

Closing to be taken place at the Bank’s Title Company

## **BIDDING METHOD:**

**No Prequalification Necessary. All Bidders Welcome!**

The Seller is having an Auction on the property. The Seller is working with ASAP Consulting Group and the Bank to liquidate the property. This property will be sold this weekend to the highest and best offer acceptable to Bank.

1. Only buyers who have seen the home may bid on it.
2. Bids must be \$500.00 apart, (\$99,000; \$99,500; \$100,000).
3. Bids may be telephoned in or the Buyer may at any level, any time prior to 8:00 PM Sunday Evening sign the Bid Sheet.
4. The bidding will be open. We will tell anyone the status of the bids at any time.
5. No one can enter the bidding after 8:00 PM Sunday Evening.
6. The home will be sold to the highest bidder in round-robin bidding on Sunday night, starting at 8:00 PM.
7. If there is more than one bid at the same level, the earliest bid will be honored.
8. The highest bidder prior to the round-robin bidding will have the opportunity to make the first bid when the final bidding begins. The next highest bidder will get the second call, and so on down the list.
9. Every bidder will have the opportunity to top the high bid until the highest bidder is established.
10. The highest bidder will be offered the home at the bid price.

**We will conduct several rounds in this manner until there is only one bidder left.**

1. Each time you receive a call you have three options:
  - Raise the current high bid higher in minimum multiples of \$500.
  - Stay at your current bid.
  - Retire from the bidding process.

2. We will offer the home to the highest/best bidder a his or her highest bid price.
3. If the highest/best bidder does not meet the conditions of the terms-or-sale or fails to provide credible ability to purchase the home – the home will immediately be offered to the next highest/best bidder at his or her final bid price.

### **Important Note**

1. **For your protection:** The bids are not legally binding contracts and can be withdrawn at anytime.
2. **For the owner's protection:** The owners in their sole and absolute discretion have the right to reject for no reason or any reason whatsoever, any bid at any time prior to the execution of a contract (in a form acceptable to the owner) by and between the successful bidder and owner.
3. Back-up purchase agreements will be taken.

## **Buyer's Duties**

### **Next day after winning bid:**

Sign contract with \$1,000 earnest money deposit

### **Within 24 hours after signing contract:**

Submit written application for financing

### **Within 5 days of signing contract:**

Submit Letter of Loan Approval to Seller

### **Close of escrow:**

Within 30 days of acceptance of offer

## **Buyer's Responsibilities**

Buyer understands and agrees that Buyer shall be in default and Seller may elect by written notice to Buyer, to terminate this Contract and/or pursue the remedies set forth under the paragraph entitled DEFAULT if:

- A) Buyer makes any misrepresentations in any document relating to financing, or**
- B) Buyer fails to apply for such financing within the specified time herein, or**
- C) If Buyer has misrepresented Buyer's financial ability to consummate the purchase of the Property, or**
- D) If Buyer fails to pursue financing diligently and in good faith, or**
- E) If Buyer takes, or fails to take any action, which causes Buyer's disqualification for financing, or**
- F) Buyer fails to complete the transaction after conditions have been removed or waived.**