



**MLS Supplement
Zetabid.com Sealed Bid Auction
18926 La Guardia Street
Rowland Heights, CA 91748**

This property is subject to auction terms and conditions. Per MLS auction listing rules, the following information is provided to MLS members.

1. Pre-auction offers are encouraged and will be submitted to seller. If accepted the property will be removed from auction. Please use the Purchase Contract Addendum loaded on the MLS supplements. Pre-auction offers may be submitted online by clicking on the link:

<https://zetabid.com/auction-offer-1-bp/>
2. All bids and pre-auction offers are subject to a Buyer Premium (BP) of 1% of the high bid or offer price. The BP will be added to the high bid or offer price to create the total purchase price.
3. Open House: TBD
4. Inspection Contingency: Yes
5. Financing Contingency: Yes
6. This Auction is being conducted with seller's right of reservation (subject to reserve).
7. Online auction starts March 13th at 9am local time and runs until 6pm March 16th, 2017. Details can be found by clicking the link:

<https://zetabid.com/auction/rowland-heights-ca-residential-ranch-home-private-street-sealed-bid-auction/>
8. All bids/offers must be submitted through the website by the buyer or the broker before the auction end date. Complete the simple website bid form and upload a proof of funds document and/or lender approval. You may upload a signed Purchase Agreement or it will be prepared after the winner has been chosen by the seller.
9. Showings: By Appointment Only. Contact Eric Koesterer at 818-426-2660
10. Broker Cooperation:
 - a. The compensation to be paid to the Broker representing the successful high bidder is 2% of the high bid amount.
 - b. Brokers do not need to register to earn a commission. Buyer must name the selling office broker when contacted as the winning bidder. Broker must sign all contracts and disclosures per state law.
 - c. Agents acting as principals shall not earn a cooperating brokerage fee.
 - d. Compensation to cooperating agent for a successful bid and closing only.