

SEALED BID AUCTION OFFER

HOW TO USE THIS FORM

1

Download this PDF to your computer

2

Open the downloaded PDF form in Adobe Reader DC or Adobe Acrobat.
If you don't have Adobe Reader DC, click **HERE** for the free download.

3

Fill out the form

Fields requiring your information are highlighted in blue. Please fill out the form completely.

4

Sign the form

Click "Fill & Sign" to begin the signature process; a "Sign" icon will now appear at the top of your screen.
Click the icon to fill out every signature (if applicable) and initial field. Typed signatures are not valid;
please draw your signature (if required) and initials in every relevant signature or initial field.

5

Send the completed form to Braun Worldbid

Save the PDF and email it to David@Braunco.com.

AUCTION DATE
December 6, 2016
12PM NOON PT

BIDDER #

To be completed by BRAUN representative

Sealed Bid Auction Offer

619-621 San Juan Avenue, Venice, CA

Please complete return to Braun WorldBid by December 6, 2016 12 NOON PT

Fax to 310-798-8883, Attn.: **San Juan Avenue** or email to David@braunco.com or mail to 1230 Rosecrans Avenue, Suite #160,
Manhattan Beach, CA 90266.

For more details please call Braun Worldbid at 310-798.3123 ext. 225

BID AMOUNT	\$
BUYER'S PREMIUM (5%)	\$
TOTAL PURCHASE PRICE	\$
REGISTRATION DEPOSIT	\$ 50,000
10% DEPOSIT TO BE PROVIDED UPON ACCEPTANCE OF OFFER	\$
Registration Deposit provided to Braun WorldBid with this offer	_____denote method of payment
BUYERS BROKER NAME & LICENSE NUMBER (IF ANY)	
BROKER SIGNATURE	
BUYER NAME	
BUYER SIGNATURE	
DATE	
BUYER ADDRESS	
BUYER PHONE NUMBER	
BUYER EMAIL ADDRESS	

UPON COMPLETION
FORWARD TO:

____Email to David@braunCo.com
____fax to 310-798-8883

Bidder's initials _____

Terms and Conditions of the Auction

The following sets forth the Terms and Conditions which govern the auction ("Auction") conducted by Braun WorldBid Auction Platform ("Auctioneer" and "Broker") with respect to real property ("Property") being sold by Seller(s) ("Seller"). The prospective bidders of the Property participating in this auction ("Bidders") agree to register for such auction and to be bound by the Terms and Conditions as provided herein. These Terms and Conditions are available for review on BraunCo.com.

The Auction will be conducted by Braun WorldBid on behalf of said Seller. The property may sell prior to the auction date. The Seller may sell the property at any price. All decisions by Braun WorldBid shall be final.

1. How to Bid:

BRAUN WorldBid Auction Platform:

This auction platform has a 'highest and best' bidding process. Bidders must submit their qualified bid on or before December 6, 2016.

Bids will only be accepted from bidders who have delivered to BRAUN WORLDBID the items listed below.

- (1) This fully completed and signed copy of the Sealed Bid Form. (THIS DOCUMENT)
- (2) A cashier's check or wired funds in the amount of \$50,000 (FIFTY thousand dollars) ("Registration Deposit") drawn on a US based bank made payable to CALIFORNIA INVESTOR'S Escrow, Inc ("Escrow agent" and "Escrow Holder") or a wire transfer to BRAUNCO Trust Account (contact BRAUNCO for wiring instructions).
- (3) Proof of funds.

Upon Sellers acceptance of the offer, the Winning Bidder ("Buyer") will be required to sign the Purchase Contract and Closing Instructions and other documentation concerning the Property A FIVE PERCENT (5%) Buyer's Premium will be added to the final bid amount ("Gavel Price") to determine the Total Contract Price that will be stated in the Purchase Contract. The signed documentation must be received by BRAUN WORLDBID within 2 hours of Seller's acceptance. The winning bidder must wire transfer a 10% deposit within 24 hours after the offer has been accepted by the Seller to the escrow agent CALIFORNIA INVESTOR'S Escrow, Inc ("Escrow Agent" and "Escrow Holder") or wire funds to BRAUN WORLDBID.

Immediately after the conclusion of the Auction, the Bidder with the next highest bid (the "Back-up Buyer") will be required to sign the Purchase Contract and Escrow Instructions and other documentation concerning the Property. A FIVE PERCENT (5%) Buyer's Premium will be added to the Back-up Buyer's final bid amount to determine the Total Contract Price that will be stated in the Back-up Buyer's Purchase Contract. If you are bidding by phone or by proxy or online, the signed documentation must be received by Braun Worldbid within 24 hours after the auction. If the Buyer fails to close its purchase of the Property on the closing date set for the in the Purchase Contract, the Seller will proceed immediately to close the sale to the Back-up Buyer.

The Purchase Contract further provides that all deposits made by the Buyer or the Back-up buyer, including the Initial Deposit, shall be released by the Escrow Holder in accordance with the Purchase Contract. The Buyer or the back-up buyer will be required to pay customary buyer's closing costs, including, but not limited to, document preparation fees, recording fees, tax pro-rations, title fees and closing fees, however the Buyer is responsible for all property taxes. Possession of the Property will be given to Buyer one (1) business day after the closing date.

Prospective bidders may review the Property Information online at www.Braunco.com. Braun Worldbid encourages all bidders to inspect the Property and review the Property Information including the form of Purchase Contract the winning bidder will be required to sign immediately after they have been notified that their bid was accepted. BRAUN WORLDBID requires all bidders to acknowledge that they have reviewed the Property Information prior to the Auction. Neither BRAUN WORLDBID nor the Seller shall be liable for the accuracy, errors, or omissions of any and all documents provided. Prospective bidders should independently verify any information being materially relied upon in making their decision to purchase.