



Underhill Estate Agents

Sealed Bid Form

28 Bishop Wilfrid Road, Teignmouth

NAME

ADDRESS

PHONE

EMAIL

For each of the following, write a summary below and in the column on the right, put the name of the attached document. All files and paperwork need to be submitted with the bid.

Document name of evidence attached

Summary of funds for cash buyers.

Summary of Agreement in Principle from a mortgage company.

Name and contact details of your appointed solicitor.

Reliance on another sale, i.e. Chain Free

Any further information you wish to include in your bid.

PROPERTY I/we hereby bid £_____ for the above referenced property.

I/we hereby agree to pay £6000 Purchaser Fee for the above referenced property, on the 23rd of May 2024, if I am the successful bidder(s), to Underhill Property via bank transfer.

(Purchaser Fee = is £5000+VAT. = £6000)

I/We have received, read, and understand the terms and conditions of this offer (see below)

Name

Date

Signature

Name

Date

Signature

Terms and Conditions

BIDDING: Written sealed bids must be submitted on the above form by either:

- mailing or delivering to Underhill Estate Agents, 29 The Strand, Dawlish, Devon, EX7 9PT or
- emailing to admin@underhillestateagents.com

It is the responsibility of the bidder to complete the bid form correctly and ensure that all documents referred to as evidence of the bidders position, are included in the bid envelope or attached to the bid email.

The deadline for the bidding is Monday 20th May at 3pm.

Bids arriving after this time will not be considered.

It is the bidder's sole responsibility to ensure that their SEALED BID FORM is received by Underhill Estate Agents before auction closing. No verbal bids will be accepted.

REVIEW SEALED BIDS: All sealed bids will be opened and reviewed by Underhill Estate Agents and Seller. At the time of acceptable offer, Seller and Buyer will immediately enter into a Purchase Agreement. If no acceptable offers have been made, the top 3 bidders will be notified to submit their best and final offer.

The Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects in the SEALED BID FORM.

BIDDER PARTICIPATION: By submitting a sealed bid to purchase the subject property, the Bidder agrees to participate and be bound by the terms and conditions. The Purchase Fee, must be on top of the bid and forms the contract price, to the estate agent.

AWARD OF CONTRACT: At the conclusion of the sealed bid process, Underhill Estate Agents and Seller may award the sale of the property to the accepted bidder. In the event of a tied bid, Underhill Estate Agents will ask the tied bidders to submit a final and best offer to break the tie bid. At the time of an acceptable offer Seller and Buyer will immediately enter into a Purchase Agreement.

TIME IS OF THE ESSENCE. THERE ARE NO CONTINGENCIES. SOLD "AS IS/WHERE IS" WITH ALL FAULTS, IF ANY. NO WARRANTY AS TO CONDITION OR SUITABILITY FOR ANY PURPOSE IS EXPRESSED OR IMPLIED. BUYER SHALL SOLELY RELY ON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. BUYER PAYS ALL CLOSING COST AND ANY OTHER COST PERTAINING TO THIS SALE. SELLER WILL PAY PRO-RATED TAXES AT CLOSING. THERE IS NO FINANCING CONTINGENCIES.

BIDDING ELIGIBILITY: All persons submitting a sealed bid must be at least 18 years of age or older and have full authority to bid on the property either as solely or as a representative of the bidding entity. Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property agree to be bound by the Terms and Conditions as set herein. I also understand that Underhill Estate Agents is exclusively representing the Seller in the sale of this property. Underhill Estate Agents 29 The Strand, Dawlish, Devon, EX7 9PT, admin@underhillproperty.com