



**WORLDBID AUCTION
QUESTIONS AND ANSWERS
FOR
13400 Main Street Hesperia CA
APN 0405-062-59-0-000**

How do I purchase the LAND?

You may submit your offer PRIOR TO or on September 23th, 2020, at NOON PT. All interested Bidders and their representatives must submit your PRE AUCTION OFFER on a CAR land purchase agreement as well as their registration deposit in the amount of \$15,000 Email to Mmische@Braunco.com. Optionally, you may call us at 310-798 3123 and we will email the form to you. If your offer is accepted, the auction will be cancelled when your contingencies are removed. If you decide to submit an auction day offer, you may do so using BraunWorldbid Auction purchase contract.

How can I view the property?

You may visit the property anytime.

When and where is the auction?

This is a sealed bid auction on September 23, 2020. The auction is not held at the property.

What is the registration deposit?

All sealed bids must be accompanied by proof of funds to close and a registration deposit in the amount of \$15,000 form of a cashier's check or wired funds made payable to WFG Title Company.

You are not required to provide all cash to bid.

What do I pay if I am the buyer?

If you are the buyer, you will provide escrow with a total of 10% of the total contract price, including your registration deposit, within 24 hours after being declared the winner.

What is the value of the land?

The land was listed for \$8,000,000. We suggest that all buyers do their own due diligence in regards to assessing value. We have comparable sale data for your review upon request.

Can I have an inspector inspect the estate?

Yes! You may have an inspector of your choice, at your expense, inspect the estate prior to auction day.

What contingencies can I have when I purchase the estate?

Pre-Auction Offers

YES. Your PreAuction offer may be made on a standard California Association of Realtors purchase contract. Your offer may include any contingency of your choosing. You must remove ALL contingencies no later September 21st, Noon PT or your offer may be used on auction day.

Auction Bids

Auction day bids on September 23rd require NO contingencies of any kind including, but not limited to, inspections or financing. All bidders' due diligence must be done prior to the auction. Auction day bids may obtain financing to close, though it is not a contingency to close escrow.

Can I use my own lender?

Yes, you may close escrow with a lender of your choice.

Do I have to be present to bid?

No. This is a sealed bid auction

How am I compensated as a broker?

Fill out and submit a Broker Registration Form. We offer participation in the amount of 2.5% of the Final Bid Amount to any licensed real estate broker/agent who properly registers their client.