

Frequently Asked Auction Questions

City of Trenton Real Estate Auction

<p><i>What are the Auction Dates?</i></p>	<p>The Auction is separated into four sections. Redevelopment Sites: Tuesday Dec 7th 10AM Lots: Tuesday Dec 7th 12PM Residences: Wednesday Dec 8th 10AM Owner Occupied Opportunities: Wednesday Dec 8th 12PM</p>
<p><i>What are the Property Locations?</i></p>	<p>We have properties throughout the City. <u>Click on this link for a printable list of properties with photos and open house schedule</u></p>
<p><i>Are you having Property Previews?</i></p>	<p>Many of the properties are in need of renovation. We have scheduled open houses for the owner-occupied homes and the redevelopment properties. <u>Click on this link for a printable list of properties with photos and open house schedule</u></p>
<p><i>Where does the Auction take place?</i></p>	<p>This is an online auction, you can bid on your computer or on our phone App. The first step is to sign up for a Property Information Package on www.maxspann.com. This will provide detailed information on the properties and everything you need to learn how to bid.</p>
<p><i>What are the terms of the Auction?</i></p>	<p>Bidders must fill out the Bidder Registration form and place a refundable bid deposit to be approved for the auction. High Bidders will be required to place a 10% Escrow Deposit and close in 45 days. A detailed description of the terms and the Contract of Sale are in the Property Information Package.</p>

Auction Hotline (888) 299-1438 or visit www.maxspann.com

<i>Can I make an offer prior to the Auction?</i>	Not for properties already on the auction list, however, early bidding begins Monday, December 6, 2021 at 9:00.
<i>What is in the Property Information Package?</i>	The PIP includes: The Contract of Sale, List of Properties, Tax Maps, Tax Reports, Zoning, How to Buy Instructions and Terms & Conditions of the Sale.
<i>Are there properties set aside for owner occupation?</i>	Properties number 84 through 93 on the list have a five-year owner-occupied restriction and may only be purchased by a successful bidder intending to live at said property for a minimum five-year period.
<i>Are the properties in good shape?</i>	Many of the properties are in need of significant renovation. Please always look at the properties either at an open house or by driving by. Please do not rely on google maps for your research. These properties are being sold "AS IS/WHERE IS".
<i>Any tips for investing in real estate?</i>	Always look at multiple properties, decide what you will bid for each and make a list for auction day. Doing your research ahead of time will prepare you to succeed.
<p><i>Real Estate is a great investment and great things are happening in the City of Trenton. We wish you luck in your bidding and please remember to call our office with any additional questions.</i></p>	



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