



ONLINE BIDDER CONTRACT

**ONLINE REAL ESTATE AUCTION
75 Market Street, Salem, NJ 08079**

Begins Thursday, December 8th, 2022 @ 10:00am ET and concludes Wednesday, December 14th, 2022 @ 1:00pm ET

Please carefully review this Online Bidder Contract (“Contract”) and the General Terms and Conditions of Sale (“Terms”). You must follow instructions for the required Initial Escrow Deposit, execute this Contract along with the other required documents within the Bidding Instructions Package, and send to Warner Real Estate & Auction Co., 53 East Avenue, Woodstown, NJ 08098; Facsimile: 856-769-1771; Email: Rich@WarnerRealtors.com, in order for you to be able to participate as a Qualified Online Bidder in this Online Auction. All executed documents and the required Initial Escrow Deposit are to be received no later than 1:00 PM, ET, Tuesday, December 13th, 2022.

This is a Contract entered into by and between the Bidder (“Bidder”) whose name is identified below and Warner Real Estate & Auction Co. (“Auctioneer”).

- All registration information the Bidder provides to Auctioneer shall be current, complete, and accurate. Bidder must be 21 years of age or older. Bidder agrees not to use any device, software or routine to interfere or attempt to interfere with the proper working of any transaction being conducted during this Online Auction.
- Bidder agrees not to retract its offer(s). The successful Bidder is legally bound to purchase the Property awarded in accordance with his/her bid, the Terms, the Real Estate Sales Contract and Addendums, and all other Federal and State Regulations governing contracts for the purchase of real property. Unilateral conditions asserted by any Bidder will not be accepted. There will be a 10% Buyer’s Premium added to the Final Bid Price and included in the Total Purchase Price.
- Auctioneer reserves the right, for any reason, in its sole discretion, to terminate, change or suspend any aspect of this Online Auction.
- Disputes Between Bidders – If a dispute arises between two or more Bidders, Auctioneer reserves the right to reopen the bidding. Auctioneer’s designation of the successful Bidder shall be final.
- Termination: This Contract constitutes a binding agreement between Bidder and Auctioneer until terminated by Auctioneer, which Auctioneer may do at any time, without notice, in Auctioneer’s sole discretion. If Bidder dissatisfaction occurs with this Online Auction in any way, Bidder’s only recourse is to immediately discontinue use of this Online Auction. Auctioneer reserves the right to terminate Bidder registration and use of this Online Auction without notice or penalty.
- Hold Harmless – Auctioneer cannot, and will not, be held responsible for any interruption in service, errors, and/or omissions, caused by any means, therefore they cannot guarantee continual, uninterrupted or error free service as the website could be interfered with by means out of Auctioneer’s control. Bidder acknowledges that this Online Auction is conducted electronically and relies on hardware and software that may malfunction without warning. The Auctioneer may void any sale, temporarily suspend bidding, extend bidding times and/or re-sell the Property that was affected by any malfunction. The decision of the Auctioneer is final.
- Required Escrow Deposit – In order to be fully and properly registered to bid online for this Auction, Bidder will have wire transferred the required Initial Escrow Deposit in the amount of \$10,000 in U.S. Funds to Foundation Title LLC (“Escrow Agent/” Settlement Agent”), by 1:00 PM ET on Tuesday, December 13th, 2022, Auctioneer will approve your access to bid. Any questions regarding this online bidding process may be obtained by contacting Auctioneer at Rich@WarnerRealtors.com or 856-769-4111 ext. 710.
- Property Inspection: The Bidder is invited, urged, and cautioned to inspect the Property prior to submitting any bid. Failure to inspect the Property shall not constitute cause for cancellation of sale.
- OFFICE OF FOREIGN ASSETS CONTROL (OFAC) COMPLIANCE: All bidders are subject to providing appropriate government identification that includes full legal name and date of birth. In addition, all bidders are subject to being required to disclose their place of birth. By providing this information bidders agree to allow Seller to perform a search of the Specially Designated Nationals List, Blocked Persons List and Sanctioned Country List provided by the United States Office of Foreign Assets Control. Seller reserves the right to reject any bidder from registration after this search has been completed. By registering all bidders agree to abide by all the Terms of Sale.
- The Bidder agrees that, should they be the successful Bidder on the Property, all information regarding the transaction may be published on the Auctioneer’s website per the Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. 522(2000)).

Name:			
Address:			
City, State, Zip:			
City, Country, Country Code (if outside the U.S.)			
Contact Telephone:		Email Address:	

I hereby acknowledge and accept the above terms of this Online Bidding Contract and agree to comply with same. Facsimile and electronic signatures of the parties to this Contract shall be treated as original signatures.

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Signature of Acceptance

Date



ONLINE BIDDER REGISTRATION FORM

ONLINE REAL ESTATE AUCTION

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(Please Print Clearly)

Name:	
Company Name (if applicable):	
Company Address:	
City, State, & Zip:	
City, Country & Country Code (if outside the U.S.):	
Residential Address:	
City, State & Zip:	
City, Country & Country Code (if outside the U.S.):	
Valid State Issued Driver's License No. or Passport (Copy of License or Passport Required):	
Contact Phone:	Facsimile:
Email:	
Entity in which Bidder will take Title:	
Marital Status:	
Bidder's Signature:	Date:
How did you hear about Auction:	



Online Bidder Registration Instructions

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The following are guided instructions to assist an Online Bidder to participate in this Online Auction.

1. Download from www.WarnerRealtors.com the Online Bidder Registration Package which includes the following documents;
 - a. Online Bidder Registration Form
 - b. Online Bidder Contract
 - c. Return of Initial Escrow Deposit Form
 - d. General Terms and Conditions of Sale
2. Complete, sign and date the Online Bidder Registration Form.
3. Complete, sign and date the Online Bidder Contract.
4. Complete, sign and date the Return of Initial Escrow Deposit Form.
5. Sign/Date/Time an acknowledgement that the Bidder has read and agrees to be bound by the General Terms and Conditions of Sale.
6. Retain copies of the above documents for your file.
7. Return the four (4) executed documents and a copy of your valid State issued Driver's License or a valid Passport no later than 1:00 PM ET, Tuesday, December 13th, 2022 to Warner Real Estate & Auction Co., 53 East Avenue, Woodstown, NJ 08098; Facsimile: 856-769-1771; Email: Rich@WarnerRealtors.com
8. Wire into Foundation Title LLC via a Federal wire transfer in U.S. (not an ACH Credit) a \$10,000 Initial Escrow Deposit no later than 1:00 PM ET on Tuesday, December 13th, 2022. Contact Warner Real Estate & Auction Co. for wiring instructions via email Rich@WarnerRealtors.com or call 856-769-4111 ext. 710.
9. Bidders must also register online at www.warnerrealtors.com before Bidders will be able to participate in the bidding.
10. Once all the required documents, the online registration and the Initial Escrow Deposit are verified by Auctioneer, you will be notified of your approved access to bid.
11. If you are declared the Successful Bidder, you will immediately be required to execute the Real Estate Sales Contract ("Contract") via facsimile or electronic delivery and initiate a wire transfer of the Additional Escrow Deposit.

The Seller and Warner Real Estate & Auction Co. wish you the best of luck in the bidding process!



RETURN OF INITIAL ESCROW DEPOSIT FORM

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In the event you are not the successful Bidder on the Property, please fill out this form to instruct Foundation Title LLC (Escrow Agent/Settlement Agent), as to how to return your Initial Escrow Deposit. Please note, any return of escrowed funds will be returned to the same bank account where the funds had originated.

The amount of the Initial Escrow Deposit held in Escrow is: **\$10,000**.

I, _____, hereby authorize Foundation Title LLC (the "Escrow Agent"), to release my Initial Escrow Deposit back to me within three (3) business days via:

Please Type or Print Clearly

A wire transfer to the originating bank to the originator per the wiring instructions below:

Bank Information

Bank Name:
Address:
City, St., Zip:
Phone:
Swift Code (International Wires):
ABA Number:

Account Information

Account Name:
Account Number:
Address:
City, St., Zip:
Phone:

Bidder Signature:	Date:
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WIRE INSTRUCTIONS

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BANK NAME: TD Bank, N.A.
1701 Route 70 East
Cherry Hill, NJ 08034-5400

ROUTING NUMBER: 031201360

ACCOUNT NUMBER: 4351344513

BENEFICIARY NAME: Foundation Title, LLC

ACCOUNT NAME: Foundation Title, LLC

EMAIL: ftwoodburydocs@ftnj.com

PLEASE REFERENCE FILE NUMBER: 75 Market Street, Salem

**We do not accept ACH transfers for any reason.
All fund transfers must be by FEDWIRE.**

PLEASE REFERENCE FILE NUMBER WITH ALL INCOMING WIRES

Please note: The wire must be received by the date of closing in advance of the scheduled time. They have experienced increased occurrences of wires arriving after the closing has taken place. They will no longer disburse funds or release the closing package until they are notified by their bank that the wire is in their account.

Thank you for your anticipated cooperation.