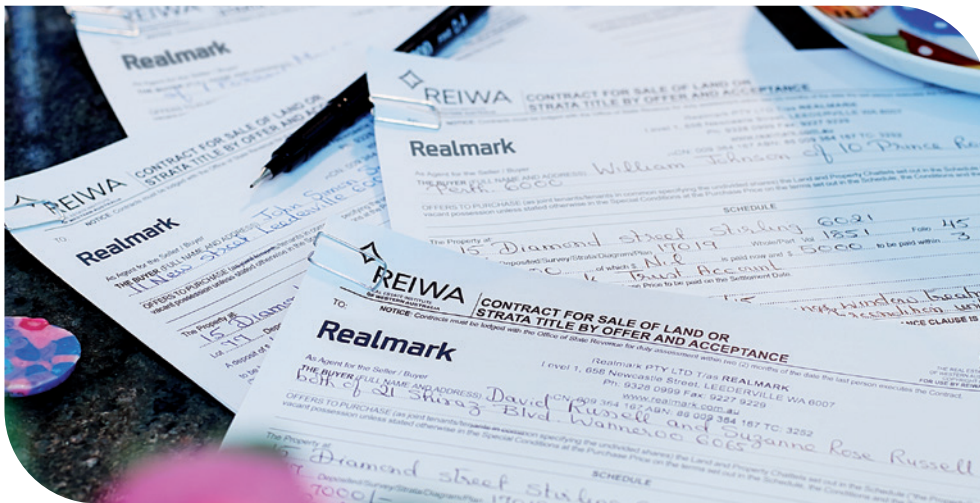


Buyer guide – Set Date Sale.

Set Date Sale by Realmark provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the sellers formal consideration.



How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time. Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable on or soon after acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No, you can make the offer at your price offering and on the terms and conditions you want. Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions).

Some agents will provide additional transparency to the buyer activity on the property using the RESO online platform. This will allow you to register your buyer intent and track all registered buyer competition in real time upon Set Date Sale. This provides you the opportunity to make a considered buying decision, adjust your offer and advance your buying position to the seller.

Will my offer actually be considered by the seller?

Yes, the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you can request to receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

Yes it's that simple. For more information or if you require assistance refer to your Realmark representative

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.