

## Ways to Bid Alotsold Auctioneers

Once you have found a Property which is listed on our website that you wish to purchase, in order to bid for the Property, you must first **Register to Bid**. You should navigate to the homepage, where you will find the registration box at the bottom left hand side of the home page. Once you have registered to bid, you will be provided with your login details by e-mail. Alternatively, if you prefer you can telephone the alotsold auction team who will register your details and bid on your behalf. If you have any questions prior or following submission of a bid the professionals at the alotsold auction team can guide you through the bidding process and answer any questions you may have.

As auctioneers we would strongly advise you to carry out due diligence on any property that you wish to bid on, which includes, reviewing the legal pack, which can be downloaded from the pdf icon on the property details page for each of the lots. We would also advise any bidder to inspect the Property internally and externally and arrangements can be made for a Surveyor to have access to the Property to carry out a Survey in order to ensure that you are happy with what you are bidding on. Our full terms and conditions are set out at the bottom of the home page and we would highly recommend that you familiarise yourself with our terms and conditions for each lot before placing a bid, as some lots are subject to a Conditional Contract which require payment of a non-refundable Reservation Fee whilst others require payment of a non-refundable Buyer's Premium. The Unconditional Contracts require the payment of a 10% deposit on the fall of the hammer, with the Vendor paying a fee for the sale of the Property.

### Traditional Auction

The traditional method of auction requires the Buyer on the fall of the gavel to pay a 10% deposit (subject to a minimum of £4,000) and a 2% Buyers premium or alternatively an entry fee is paid by the Seller and no premium is payable and this is the point of exchange of contracts and payable within two hours, which means that the Buyer is legally committed to purchase the Property and the Seller is also legally committed to sell, with the completion date being inserted into the Contract for 28 days on the fall of the gavel.

### Modern Method of Auction

The modern method of auction is aimed at the residential market and those Buyers that require time to source completion funds such as a mortgage from a Bank, Lender or Building Society. With this option on the fall of the gavel, the Buyer places a £5,000 plus VAT non-refundable reservation fee with the alotsold team and the Buyer agrees to exchange contracts within 28 days at which point the 10% deposit must also be paid, with a further 28 days allowed for completion to take place, providing ample breathing space to get the right financial package in place.



## **Four Ways to Bid at Auction**

### **In Person**

On arrival at the auction venue, if you wish to bid for a lot then you must register to bid by providing your name, address and two forms of ID. The documents acceptable as proof of identity include a current passport, full UK driving licence, resident permit issued by the Home Office to EU nationals. For proof of address the following are acceptable – A utility bill, bank statement, council tax bill, HMRC correspondence containing your current address and dated within the last three months.

On registration you will be provided with a bidding card, with your registration number, which you will be required to raise if you wish to bid, ensuring it is prominent for the auctioneer to see on every bid, the auctioneer will acknowledge your bid. The auctioneer will confirm who the highest bidder is by reading your bidding registration number out and confirm you have been successful in purchasing the Property.

If you are the successful bidder and you are not wanting to bid on any other properties at the auction that evening you will be asked by a member of the alotsold team to take a seat in the dedicated Contracts room where you will need to sign the relevant forms and pay any monies over.

### **By Proxy**

If you are unable to attend the auction, you can use the Proxy bidding method where you submit a bid in writing by completing the 'non-attending bidder' form, which is available to download on our website and authorise the alotsold team to act as a proxy for you. You authorise the alotsold team to act on your behalf in the auction room up to a maximum amount. If you authorise the auctioneer to bid to a maximum amount i.e. £100,000, yet in the auction room your bid is the highest bid at £95,000 and the reserve price set has been achieved you will be the successful bidder and the alotsold team will contact you to confirm and make the necessary arrangements for any monies to be paid.

Alternatively, you can arrange for a friend or colleague to attend on your behalf. Please ensure that any person bidding on your behalf has the necessary means to pay the monies. The Contract will be signed on your behalf by the person authorised by yourself to do that.

### **By Telephone**

Again, if you are unable to attend the auction you can bid on the Property whilst the auction is taking place on the telephone. The alotsold team will telephone you prior to the Property that you are interested in being offered for sale. The designated member of the team at alotsold will repeat the auctioneer's words to you over the telephone and will take your instructions/bids and will relay the bid to the auctioneer as the live auction takes place. Again, you can register by completing the 'non-attending bidder' form and submit this to the alotsold team within a reasonable period of time before the auction commences, together with any ID documentation required at registration. Please ensure that you have the necessary means to pay the monies due on any successful bid.



### Bid on-line

You can bid on-line in the comfort of your own home 24 hours a day, 365 days a year. You will need to register on our website before being able to submit a bid. You will also need to provide your ID by e-mailing the same to the alotsold team before any bid can be accepted.

The on-line auction will have a start date and end date and will be clearly stated on the property details with a clock counting down the time.

### Starting Bids

The starting bid is for guidance only and is the recommended starting level at which the bidding should open and it is no way an indication of a valuation of the Property and in most cases the Reserve Price is above this level. Please note that the Reserve Price and Starting Bid are subject to change.

### Reserve Price

The Reserve Price is the minimum price that the Seller will accept for his Property and this figure is kept confidential between the Auctioneer and the Seller. However, industry wide practice dictates that the Reserve Price is generally no more than 10% in excess of the Starting Bid.

### Bidding Process

Once you have submitted a bid, and you have been successful a member of the alotsold team will contact you to ensure that the relevant documentation can be completed and for our team to answer any questions that you may have including taking payment.

During our telephone call we will need to collate information from you including, obtaining some proof of identification, proof of address if you have not already provided this and information relating to the funding of the purchase, which may include any decision in principle or a mortgage offer that you may already have from a lender.

### Reservation Fees

If the Seller has chosen the Reservation Fee method of sale, the Property will be subject to a Reservation Fee being payable. The Reservation Fee is in addition to the final negotiated selling price, and is received on a non-refundable basis. The Reservation Fee is reserved against the subject Property until exchange of contracts takes place. If the Sale falls through due to the Seller breaching the terms of the Agreement, the Reservation Fee or deposit becomes repayable to the Buyer, without deduction.

This fee is paid by bankers draft, bank transfer or card payment and the transaction will not proceed until we have cleared funds. If the bid takes place at one of our national auction events then the Reservation Fee / Deposit will need to be paid on the fall of the gavel. At this point a Reservation Fee Form will need to be signed by the Buyer before the Memorandum of Sale will be sent to the Sellers and Buyers Solicitors or their Licenced Conveyancers.



As soon as the Memorandum of Sale has been distributed to both Sellers and Buyers solicitors, the Sellers Solicitors will issue the draft contracts to the Buyer's Solicitors. On receipt of the Contract documentation the Buyers solicitors will have a 28 day period to exchange contracts.

Unconditional Contract - Part-Payment Deposit (vendor paid)

If the Seller offers the Property on an Unconditional basis (traditional auction), the winning bidder will be required to exchange contracts on the fall of the gavel and payment of the deposit and agreeing to a completion date which is 28 days from exchange of Contracts.

Completion

The completion date is inserted into the Contract on exchange of contracts, providing certainty and a date to aim for both parties. It is on completion that the Buyer must make full payment for the Property. On completion the Property is transferred to the Buyer and the Seller must hand over the keys and vacate the Property.

