

# Short Sale Property Auctions: Original Offer Bidder

## How to Register and Participate in Online Bidding



**homesearch**  
Real Estate Made Easy  
.COM



Any Property Type ▾ Address, City, State, Zip Code, County or Property ID   
Advanced Search ▾



## HomeSearch.com Makes It Easy!

- ✓ Exclusive Listings Nationwide
- ✓ Properties For Homebuyers And Investors
- ✓ Financing Options Available
- ✓ Free And Easy Account Creation

### Begin Your HomeSearch

Choose a State ▾

City  Zip Code

Search By Price

\$0  No Max

**Search**

*Luxury* Property Auctions  
VIEW HOMES   

HomeSearch.com Makes It Easy!

Begin Your HomeSearch

**BANK APPROVED SHORT SALES ARE HERE!**

HomeSearch.com Has Short Sale Inventory In Arizona and Florida

UPCOMING REAL ESTATE AUCTIONS

**Featured Properties** View all

<p>Single Family</p>  <p><b>LODI, CA</b> Current Bid \$129,000</p> <p><b>View</b></p>	<p>Single Family</p>  <p><b>LITTLE ROCK, AR</b> Current Bid \$197,000</p> <p><b>View</b></p>	<p>Single Family</p>  <p><b>ATLANTA, GA</b> Current Bid \$350,000</p> <p><b>View</b></p>	<p>Single Family</p>  <p><b>FAIRHOPE, AL</b> Current Bid \$95,000</p> <p><b>View</b></p>
--	--	--	---

# Introduction

## Short Sale Properties

*HomeSearch.com opened to the public on February 2013 with the motto "Real Estate Made Easy."*

*Our goal is to offer you a convenient place to Register, Search, Bid and WIN! Real Estate online at [www.HomeSearch.com](http://www.HomeSearch.com) wherever and whenever 24/7 is convenient for you.*

***It's Just That Easy!***



# Free Account Creation Short Sale Auctions: OOB

Simply click on “**Create Account**” from the main HomeSearch.com page and begin the step-by-step registration process.

home search .COM  
Real Estate Made Easy

Login | **Create Account** | Email Sign Up | My Account | Customer Service  
Open Monday - Friday, 7AM - 7PM CST | Saturday

Auction Properties ▾ Bank Owned Homes ▾ Financing Auction Calendar How to Guide

Any Property Type ▾ Address or City or State or ZIP Code or Property ID

**REMEMBER:** After you have created a HomeSearch.com account, the next step is to register for online bidding.

- As the Original Offer Bidder, prior to registering please call us for instructions at 1-800-758-8052.



AUCTION STARTS IN:

DAYS	HRS	MINS
1	19	27

Auction Starts: 6/28/2014  
Auction Ends: 7/1/2014  
Event ID: Nationwide #060

**STARTING BID: \$185,000**  
Previously valued at: \$360,000

**This property is being sold subject to seller approval**

To Bid, Please **Login** and **Register** for this Auction  
[Go To My Dashboard](#)

This listing is part of the "Nationwide #060" event. To bid you must be registered.

[Register for this Event](#)



# Create Your Account

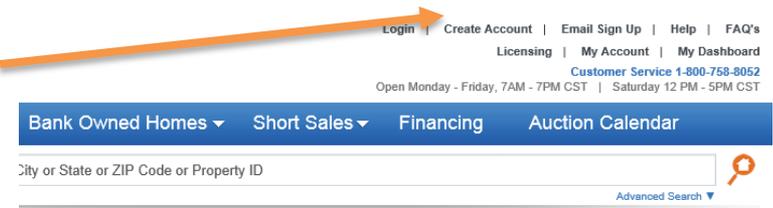
## Short Sale Auctions: OOB

*Creating an Account is FREE and only takes a minute to complete. Registering on the website also allows you to receive emails and alerts that are customizable to your interest. Be sure to check the HomeSearch.com website frequently for updates.*

Required Fields\*:

- Email address (will be your user ID)
- Password (8 characters)
- First & Last Names
- Primary/Mobile Phone
- Street Address
- Country
- State
- City & Zip Code
- What Describes You Best?
- Agree to Terms and Conditions

✓ Click on **Create Account**



## Create Account

### ACCOUNT INFORMATION

*Fields marked with an asterisk \* are required.*

Email Address \* This will also be your user ID

Confirm Email Address \*

Password \*

Confirm Password \*

Password must be at least 8 characters in length.

Passwords are case sensitive.

### PERSONAL INFORMATION

First Name \*

Last Name \*

Job Title

Primary/Mobile Phone \*

Secondary Phone

### ADDRESS INFORMATION

Street Address \*

Suite / Apartment

Country \*

State \*

City \*

Zip \*

What Describes You Best? \*

Receive HomeSearch.com auction notifications and e-newsletters

### TERMS AND CONDITIONS

I agree to the [Terms and Conditions](#), [Consumer Electronic Signature Disclosure and Affirmative Consent](#) and [Event Agreement](#)

**Create Account**

# Registration *Short Sale Auctions Email Validation*

*Check your email for the email validation request. Simply confirm your email address to continue with the registration process.*

## Frequently asked questions:

I did not receive a validation email from HomeSearch.com. What should I do?

- ✓ Please check your SPAM or Junk folder. If you don't find the email confirmation request, please call us at 800-758-8052 so we can assist you.

I received the email but I must have deleted it. Can you resend it?

- ✓ No problem. Our dedicated Customer Service team is available to walk you through every step of the process. Please call us at 800-758-8052.



# Register *for a Short Sale Auction Event*

Once registered with an account on the website, as the Original Offer Bidder you simply need to call Customer Service at 800-758-8052 to be registered for the Auction.

## Steps for Short Sale Registration:

1. Create Account or Login
2. Search and find your property
3. If you are the Original Offer bidder, contact Customer Service to register without a credit card hold
  - a. Provide the address of the property
  - b. Provide name and e-mail to be identified as the Original Offer Bidder
4. All other interested bidders will require a credit card hold and may register online or by calling us.

The screenshot shows the HomeSearch website interface. At the top, there are navigation links for Login, Create Account, Email Sign Up, Help, and FAQ's. Below that, there are links for Licensing, My Account, and My Dashboard. The main navigation bar includes Auction Properties, Bank Owned Homes, Short Sales, Financing, and Auction Calendar. A search bar is present with a dropdown for 'Any Property Type' and a text input for 'Address, City, State, Zip Code, County or Property ID'. The search results show a property listing for 4925 CYRILLA LN - ORLANDO, FL 32829 with Property ID: 5003893. The listing includes a photo of a two-story house and a red banner that says 'Bank Approved Short Sale'. To the right of the photo, there are 'Auction Details' including 'AUCTION STARTS IN: 7 DAYS 16 HRS 40 MINS', 'Auction Starts: 7/5/2014', 'Auction Ends: 7/8/2014', 'Event ID: Nationwide #061', 'STARTING BID: \$196,000', and 'Previously valued at: \$405,000'. A red banner below the details states 'This property is being sold subject to seller approval'. At the bottom of the listing, there is a 'Register for this Event' button.



# Property Search *for a Short Sale Auction Event*

***There are many ways to search for a property...***

- Auction Properties tab
- Bank Owned Homes tab
- Short Sales tab
- Search by Property Type (dropdown)
- Address bar (type in any variation of address : Number, Street name, State, City, Zip code, or Property ID)
- Advanced Search – refine your search
- Featured Properties banner
- Sign up for Property Alerts (enter email address and click sign up)

The screenshot displays the HomeSearch.com website. At the top, there are navigation links for Login, Create Account, Email Sign Up, Help, and FAQ's. Below these are links for Licensing, My Account, and My Dashboard. A customer service number (1-800-758-8052) and operating hours (Monday-Friday 7AM-7PM CST, Saturday 12PM-5PM CST) are also present. The main navigation bar includes tabs for Auction Properties, Bank Owned Homes, Short Sales, Financing, and Auction Calendar. A search bar is located below the navigation, with a dropdown for 'Any Property Type' and a text input field for 'Address, City, State, Zip Code, County or Property ID'. An 'Advanced Search' button is on the right. A large banner features a house with a sign that says 'BANK APPROVED SHORT SALES ARE HERE!' and a 'View Inventory' button. To the right of the banner, text reads 'HomeSearch.com Has Short Sale Inventory In Arizona and Florida.' with a list of benefits: IMMEDIATE INVESTMENT OPPORTUNITIES, SIMPLIFIED SHORT SALE BUYING PROCESS, FINANCING OPTIONS AVAILABLE, and MOTIVATED SELLERS. Below the banner are several smaller promotional boxes for 'Luxury Property Auctions', 'HomeSearch.com Makes It Easy!', 'Sign Your HomeSearch', 'BANK APPROVED SHORT SALES ARE HERE!', and 'UPCOMING REAL ESTATE AUCTIONS'. The 'Featured Properties' section at the bottom shows four property listings with photos and location names: GREENWOOD, DE; BRADENTON, FL; ENGLEWOOD, FL; and GARDNER, KS.



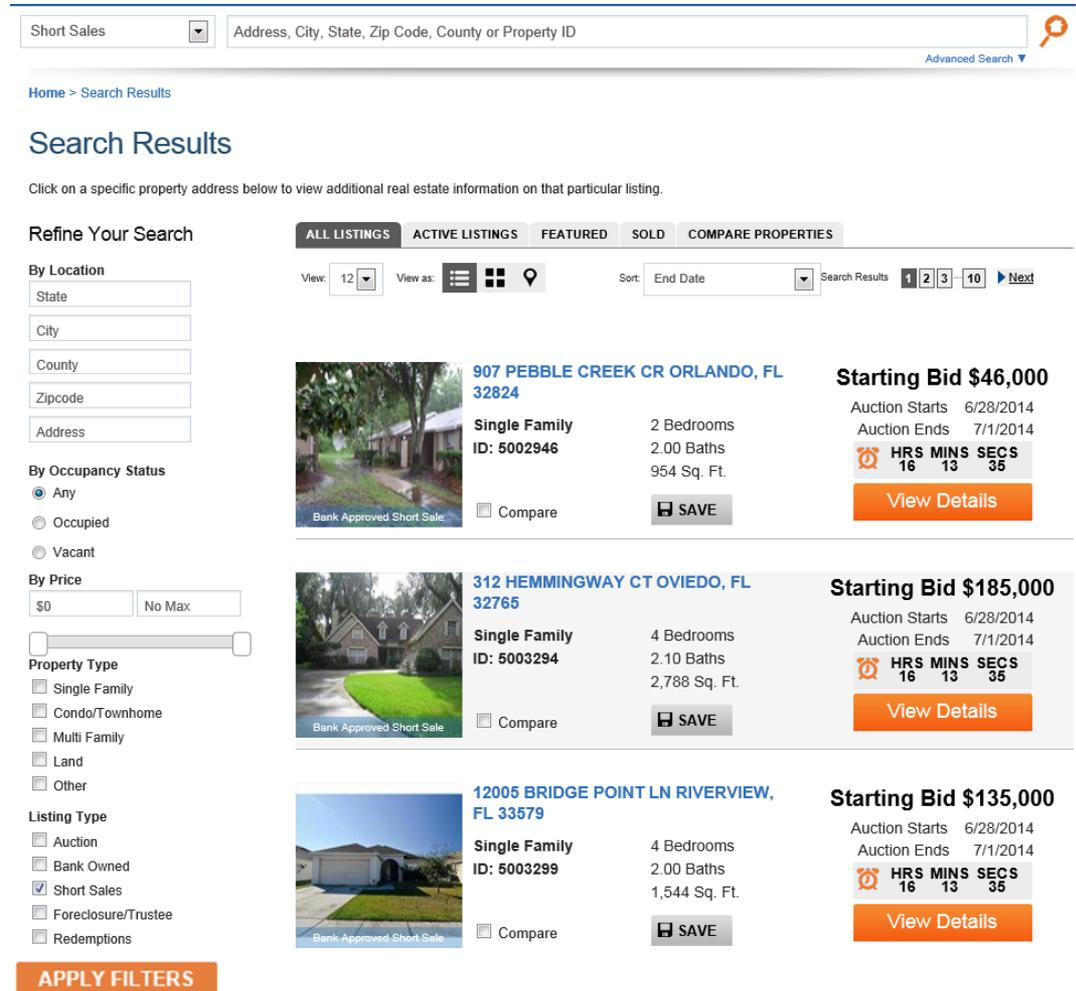
# Property Search *Options and Features for a Short Sale Auction Event*

## Features of the "Property Search" Page

- Refine Your Search filters (left column)
- Click **APPLY FILTERS**
- Sort Property List (right side)
- Property Address
- Property Specifics (Bedrooms, Sq. Ft, etc.)
- Compare Properties (select up to 3)
- Starting or Current Bid
- Auction Start / End Dates
- Auction Countdown Clock

Click on Picture, [Address](#) or **View Details** button to open Property Details page.

Note: Click on HomeSearch.com logo anytime to return to home page



The screenshot shows the HomeSearch.com interface for searching Short Sales. At the top, there is a search bar with a dropdown menu set to "Short Sales" and a search input field containing "Address, City, State, Zip Code, County or Property ID". A magnifying glass icon and an "Advanced Search" link are on the right. Below the search bar, the breadcrumb "Home > Search Results" is visible, followed by the "Search Results" heading. A note states: "Click on a specific property address below to view additional real estate information on that particular listing." The "Refine Your Search" section on the left includes filters for "By Location" (State, City, County, Zipcode, Address), "By Occupancy Status" (Any, Occupied, Vacant), "By Price" (a range from \$0 to No Max), "Property Type" (Single Family, Condo/Townhome, Multi Family, Land, Other), and "Listing Type" (Auction, Bank Owned, Short Sales, Foreclosure/Trustee, Redemptions). The "APPLY FILTERS" button is at the bottom of this section. The main content area displays three property listings. Each listing includes a thumbnail image, the address, property type, ID, and details like bedrooms, bathrooms, and square footage. A "Bank Approved Short Sale" badge is present on each image. To the right of each listing, the starting bid is shown, along with auction start and end dates, and a countdown timer. A "View Details" button is provided for each property. Navigation options include "ALL LISTINGS", "ACTIVE LISTINGS", "FEATURED", "SOLD", and "COMPARE PROPERTIES". The "View" section shows 12 items per page, and the "Sort" section is set to "End Date".

Short Sales | Address, City, State, Zip Code, County or Property ID | Advanced Search

Home > Search Results

### Search Results

Click on a specific property address below to view additional real estate information on that particular listing.

#### Refine Your Search

**By Location**

State  
City  
County  
Zipcode  
Address

**By Occupancy Status**

Any  
 Occupied  
 Vacant

**By Price**

\$0 | No Max

**Property Type**

Single Family  
 Condo/Townhome  
 Multi Family  
 Land  
 Other

**Listing Type**

Auction  
 Bank Owned  
 Short Sales  
 Foreclosure/Trustee  
 Redemptions

**APPLY FILTERS**

ALL LISTINGS | ACTIVE LISTINGS | FEATURED | SOLD | COMPARE PROPERTIES

View: 12 | View as: [Grid] [List] [Map] | Sort: End Date | Search Results: 1 | 2 | 3 | 10 | Next

**907 PEBBLE CREEK CR ORLANDO, FL 32824**

Single Family  
ID: 5002946

2 Bedrooms  
2.00 Baths  
954 Sq. Ft.

Starting Bid \$46,000  
Auction Starts 6/28/2014  
Auction Ends 7/1/2014

HRS MINS SECS  
16 13 35

Bank Approved Short Sale | Compare | SAVE | View Details

**312 HEMMINGWAY CT OVIEDO, FL 32765**

Single Family  
ID: 5003294

4 Bedrooms  
2.10 Baths  
2,788 Sq. Ft.

Starting Bid \$185,000  
Auction Starts 6/28/2014  
Auction Ends 7/1/2014

HRS MINS SECS  
16 13 35

Bank Approved Short Sale | Compare | SAVE | View Details

**12005 BRIDGE POINT LN RIVERVIEW, FL 33579**

Single Family  
ID: 5003299

4 Bedrooms  
2.00 Baths  
1,544 Sq. Ft.

Starting Bid \$135,000  
Auction Starts 6/28/2014  
Auction Ends 7/1/2014

HRS MINS SECS  
16 13 35

Bank Approved Short Sale | Compare | SAVE | View Details

# Property Search *Short Sale Property Details Page*

*The Property Details Page holds the property information for marketing purposes only. The buyer/bidder should always perform their own due diligence before placing a bid at auction.*

## Site Content:

- Pictures
- Property Details
- Property Description
- Auction Disclaimers
- Auction Countdown Clock
- Auction Start and End Dates
- Event Name and ID
- Starting or Current Bid
- Previously Valued At
- **Login** and **Register** links
- Listing Agent Contact Information
- FAQs and Contact Us

Home > Search Results > 312 HEMMINGWAY CT - OVIEDO, FL 32765 [Back to My Search](#)

312 HEMMINGWAY CT - OVIEDO, FL 32765 Property ID: 5003294



**Bank Approved Short Sale**

**Auction Details**  
AUCTION STARTS IN:  
**HRS MINS SECS**  
15 27 0

Auction Starts: 6/28/2014  
Auction Ends: 7/1/2014  
Event ID: Nationwide #060

**STARTING BID: \$185,000**  
Previously valued at: \$360,000

**This property is being sold subject to seller approval**

To Bid, Please **Login** and **Register** for this Auction  
[Go To My Dashboard](#)

This listing is part of the "Nationwide #060" event. To bid you must be registered.

[Register for this Event](#)

**LISTED BY**

John Campese  
License #261069296  
RE/MAX Select  
(407) 310-8974  
[Email Agent](#)  
[Agent's Other Listings](#)

**NEED ASSISTANCE?**

Need some help with anything? Check out our [Frequently Asked Questions](#) section for the answers to common questions. Or [contact](#) our Customer Service Department.

**LICENSE INFORMATION**  
Broker: Robert Carl Milligan

**OVERVIEW** | **ADDITIONAL DETAILS** | **DOCUMENTS** | **MAP** | **BIDDERS CHECKLIST**

**Property Details**

Type:	Single Family	Beds:	4	Size:	2,788 Sq. Ft.
Year Built:	1989	Baths:	2.10	Lot Size:	0.5700 acres
Listing Type:	Short Sale				

Huntington-One of Oviedo's most sought after Communities! This is a Beautiful Pool Home situated on over a 1/2 an Acre, with 4 bedrooms and 2.1 half baths! Features: 2 Fireplaces, Laminate Floors through the family room, formal dining room. Great Architectural details that make this home a standout. Spacious kitchen is open to the family room and featuring the 2 story fireplace. The downstairs Master suite is very spacious featuring a whirlpool tub. Over the top Tree Fort in the expansive landscaped backyard. Location, Location, Location! This home sits on a Cul-de-sac to 417...A + Rated Oviedo Schools. This home sits on a large lot with very nice tropical landscaping/it conforms to the upscale style of the neighborhood. It is close by to major highways and within 2.5 miles of top rated schools.

# Property Search *Auction Disclaimers for Short Sale Properties*

- “AS IS, WHERE IS”
  - ✓ Property is being sold without warranty or promise to repair. Buyer assumes all costs of repair. There are no inspection or financing contingencies.
- Buyer’s Premium
  - ✓ The Buyer’s Premium is a charge for the property being sold on the website. It is added to the highest bid to determine the total sales price. The Buyer’s Premium is 5% or \$2,500, whichever is greater.
- Earnest Money Deposit
  - ✓ The credit card used when registering for the event cannot be used to pay the Earnest Money Deposit. The credit card hold will be released after the Earnest Money Deposit has been received. Please see the Purchase Agreement and any applicable Addenda to review the amount of the Earnest Money Deposit.
  - ✓ The Earnest Money Deposit must be paid by wire transfer. In special circumstances a cashier’s check may be accepted. The wire transfer confirmation must be received by the close of the next business day immediately following the end of the auction. If the transaction does not close due to no fault of the seller, the Earnest Money is not refundable.
- Please contact the listing agent for any viewings and information on commission structure.
- This material provides general information and is solely intended as education, training and marketing material. You should always perform your own due diligence prior to engaging in any real estate transaction.

*The Short Sale Property Auction Disclaimers provide the answers to some of the most frequently asked questions. The Disclaimers are property specific and can vary based on property location and other factors.*

## AUCTION DISCLAIMERS:

- A buyer’s premium equal to the greater of 5% of the winning bid amount or \$2,500 will be added to all winning bid amounts that will determine the total purchase price.
- Property is being offered “AS IS, WHERE IS”.
- There are no inspection or financing contingencies.
- Property is being offered as a short sale.
- Buyer’s Agent Commission to be paid per Servicer’s standard short sale guidelines and approval.
- All pictures, details or descriptions of any property, condition of title, value or otherwise is provided for information purposes only and may not represent the true and current status of the property now or at the time of sale. Neither Seller, Seller’s Broker, nor the Auctioneer shall be liable for any allowance, adjustment or revision in value of any property based upon the failure of such property, its appliances, its fixtures or its floor plan to conform to any specific standard. HomeSearch.com hereby disclaims any representations or warranties as it relates to all information found herein.
- The information available on this page is for marketing purposes only.

