

OnlineRealtyOffers.com

***** IMPORTANT *****

In order to place an online offer on any property available being sold on this website, you must either provide Proof of Funds if paying in cash OR a FULL Underwritten Loan Approval Letter From A Mortgage Lender prior to getting access to the offering area.

By creating your account, you agree to accept AND you understand the Terms and Conditions of the offering process and the OnlineRealtyOffers.com offering platform.

In addition, you must either provide **Proof of Funds** if paying in cash OR a **FULL Underwritten Loan Approval Letter From A Mortgage Lender** prior to getting access to the offers area. Registration and documents must be received **NO LATER** than **12:00 pm EST** the day that the offers will end.

If you are not registered and/or you have not provided suitable documentation by NOON on the day the offer period expires, you will NOT be allowed to offer on a property!

We also STRONGLY encourage you to log in to your account prior to the end of the offer time period on the property you wish to make an offer on. It is IMPORTANT to understand the steps and functionality needed to place your offer. Technical or agent support will not be available after 12:00 pm on the final day of the offer period.

Upon acceptance to our online offer platform, you will receive access to offer on properties that meet your criteria.

Working with a licensed Real Estate Agent is required. Upon winning the offer, a signed Virginia Residential Sales Contract prepared by a licensed Agent in Virginia must be submitted within 48 hours after the winning offer, along with the earnest money deposited with an escrow agent.

A licensed Virginia Real Estate Agent must prepare those documents and initiate the process.

If you have an Agent, the registration page will provide you with the option of entering your agent's contact information. Our agents will contact them and review the offering procedures. Or, you will have the option to have one of our agents contact you.

Our agents are experts in this process and can guide you through the entire offering process from beginning to end and answer all of your questions. They can also explain the financial benefits of working with us.

Each property listed on our website will offer different terms, conditions, Buyer Premiums and agent compensations, so be sure to research the property and all of the details on the property page.

This is the MOST transparent way for a seller to offer the lowest price on their home and still compensates the real estate agents who conduct and close the transaction.

The property will be available for viewing only on the day(s) of the open house (unless agreed otherwise).

Sellers reserve the right to accept, negotiate or reject the highest offer.

An online offer is a binding agreement and a seller can legally pursue a non-performing buyer.

Be sure to contact us if you have questions on the offer process.

Terms You Should Know

Offering Auto Extend – Our system Prevents Last Second Offers by Automatically Extending the Offer Time Period

If an offeror places a offer within 2 minutes of the end of the offer time period, the system will automatically extend the offer time by 10 minutes in order to allow other offerors the opportunity to respond.

Attention Winning Offers

If You Are The Winning Offeror: Our Sellers Agent will contact your agent to discuss your offer. The Highest Offer does **NOT** mean you have an accepted contract. Once we have discussed the terms of your offer and the seller accepts your offer, your agent MUST submit a signed purchase agreement to the seller within the time specified in “sale terms and conditions” (please see the posting details). If you do not have an agent, please Contact Us.

****IMPORTANT****

By agreeing to these Terms and Conditions you agree and understand any offers you submit will be available and visible to the public in real-time on the property page of our website.

The Seller has required the listing agents to have all offers submitted online. We have been instructed NOT to review or present offers that were not submitted through the online process.

If you are offer from a different time zone than the property, you MUST change the clock on your computer to ensure your offer are submitted in a timely manner.

WE DO NOT RECOMMEND USING A MOBILE PHONE FOR OFFERING! IF YOU DO, YOU MUST REFRESH YOUR SCREEN TO ENSURE ACCURACY!