



EZ Real Estate Offer LLC Addendum

Seller Name: **TYSON OWEN SCHOEFF**

Seller Name:

Address: **15551 NORTHRIDGE RD**

City/State/Zip: **PUNTA GORDA, FL 33982**

Listing Price shall be \$ 519,900

- The Seller(s) agree that the Property shall be for sale online using the Bidding platform www.EZREOffer.com owned and operated by USA Home Buyer Auctions LLC DBA EZ Real Estate Offer Burns Realty Group, With the starting bid of \$ 519,900
- Seller(s) reserve the right to accept, counter or reject any bid.
- Bidding ends on 6/14/2023 5:30PM
- A Buyers Premium of 6% of the accepted bid amount shall be collected from the Buyer, and used to compensate the real estate broker(s) in this transaction.
- The Buyer(s) and Seller(s) agree to a 6% Buyer's Premium being added to any accepted bid amount, which shall establish the total Sales Price.
- If the Seller(s) accept a bid, the Buyer(s) shall have 24 hours to sign a broker(s) standard purchase contract for the total Sales Price and submit their earnest money to the escrow company.
- Any commission owed by the Seller(s) under an exclusive right to sell agreement shall be based on the accepted bid amount, not including the Buyers Premium.

Authentisign  
*Tyson Schoeff*  
 \_\_\_\_\_  
 Seller

05/02/23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Seller

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Buyer

\_\_\_\_\_  
 Date

Buyer  
Authentisign  
*Joe Petno*  
 \_\_\_\_\_  
 Listing Real Estate Agent

\_\_\_\_\_  
 Date  
05/02/23  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Selling Real Estate Agent

\_\_\_\_\_  
 Date

Authentisign  
*David Coppock*  
 \_\_\_\_\_  
 Listing Real Estate Broker

\_\_\_\_\_  
05/08/23  
 \_\_\_\_\_  
 Date



Thank you for considering partnering with our company, EZ Real Estate Offer. We are here to help you grow your business as your partner with us as we revolutionize how real estate is bought and sold!

Once an agent has a listing ready for the MLS, they will submit it there and send it (the MLS listing along with any and all exhibits and or addenda) to our National Accounts Manager, at [info@ezreoffer.com](mailto:info@ezreoffer.com)

Once the open house has been scheduled with the seller, let our National Accounts Manager know (send email to [info@ezreoffer.com](mailto:info@ezreoffer.com) or call 800-231-0058) and it will be added onto the website.

### **Real Estate Agent Benefits:**

You don't need to submit your full purchase sale agreement and all addenda.  
Just Make a Bid/Offer on Site.  
You and your buyers will see every Bid/Offer made in real time.  
Your Buyer controls their Purchase Price.

100% Transparent NO MORE "HIGHEST AND BEST".

Most active bidding tends to occur the last few hours of the sales window. We do not have a hard end time, as we will wait for a full 2 minutes of no new bidding. For example, if the sale is set to end at 5:00 PM and a bid comes in at 4:59, the sale will automatically be extended until 5:01 allowing all other bidders a 2-minute window to decide if they want to submit a higher bid. This will continue until 2 minutes pass with no new bids.

Once the sale has ended (2 minutes of no new bids) the listing agent will contact the buyer/agent to arrange all the details of the transaction.

The best Bid/Offer buyer/agent will be notified by listing agent and now has 24 hours to submit a valid MLS Purchase and Sales Agreement to the listing agent.

Once a title company has been established our National Accounts Manager will send out an invoice for 1% of the Bid Price. We are paid direct from the title company.

### **Buyer's Premium**

Seller can either choose to pay the commission or use a buyer's premium. Buyer's Premium is the buyer paying the commission. When a seller uses buyer's premium in most cases the listing starting bid price is reduced 6% less than market value to accommodate buyer.



## Registering guests on site:

### How to Make Offer (Buyer/Realtor) as EZ as 1-2-3

#### #1 Registration

- ✓ Log into [www.ezreoffer.com](http://www.ezreoffer.com), in middle of home page hit the Red Register Button.
- ✓ Enter email of bidder (Can be buyer or real estate agent)
- ✓ Enter Password Twice
- ✓ Enter first, last name of buyer and phone number.
- ✓ If you're working with real estate agent or if you're the agent answer yes. Then add the agents name, brokerage and their phone number.

Once your information is entered on the website you will receive a follow up email telling you that you are a member and will give you further instructions on how to make offers.

#### #2 Member Offer Process:

- ✓ Before you can submit your offer, please submit proof of Funds or Pre-Qualification letter to [info@ezreoffer.com](mailto:info@ezreoffer.com).
- ✓ Our National Accounts Manager who answers the [info@ezreoffer.com](mailto:info@ezreoffer.com), will input the amount you pre-qualified or what your proof of funds amount to and you will receive an email notifying you of your maximum allowed bidding capacity.

#### #3 Placing an Offer:

- ✓ Go to [www.ezreoffer.com](http://www.ezreoffer.com) and login.
- ✓ Go to View Homes tab, Blue Button or type address of home you wish to make offer on in search bar.
- ✓ Click on Property and scroll down until you see big blue box and place bid, should you want to increase current offer hit the plus button.
- ✓ Once all that is done hit the Gray place bid button.
- ✓ You will receive an email notifying you of your bid.
- ✓ Each time somebody out bids you, you will receive notification by email, giving you the choice to log back in and up your bid.

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100% Transparent **NO MORE HIGHEST AND BEST.**

Highest Bid/Offer will be notified and have 24 Hours to submit full Purchase Sale Agreement with earnest money.