

**Pre-Auction Offer Amendment**  
**1465 VZ County Road 2624**  
**Wills Point, TX 75169**

Fill out this Amendment and return with the completed Auction Real Estate Sales Contract to [Steve Hopson s-hopson@outlook.com](mailto:s-hopson@outlook.com) and [Carla Saylor CarlaSaylorRealtor@gmail.com](mailto:CarlaSaylorRealtor@gmail.com)

What is a pre-auction offer? A pre-auction offer is an offer made prior to the auction ending. The process is similar to eBay's "Buy It Now" option and may be useful to buyers who do not wish to wait for the auction or compete with other bidders. All terms of the auction remain in place, including selling "as is, where is" and with no conditions and to include all terms of the Auction Sales Contract along with bidder submittal of proof of financial ability to purchase the Property consisting of pre-approval for financing or ability to pay cash in the amount of not less than the Reserve Price as stated in the Terms and Conditions.

**PRE-AUCTION OFFER AMENDMENT TO THE AUCTION  
REAL ESTATE SALES CONTRACT**

Any bidder may make a pre-auction offer prior to the auction ending and offers will be presented to the Seller by the Auctioneer if received within a reasonable time period prior to the auction ending; nonetheless all negotiations must be finalized, including executing the contract and receipt of earnest money deposit, *on or before 5:00 pm Central time on December 9, 2020.*

The offer may be countered or rejected by the Seller. Seller shall have two (2) business day to accept, counter, or reject offer

If the Seller accepts the offer, the property will be removed from the auction and the Total Down payment of Twenty percent 20% will need be received within 24 hours from date and time of acceptance of contract. The winning bidder will be required to give a nonrefundable deposit within 24 hours of an executed contract in the amount of twenty percent (20%), which totals, ten percent (10%) Earnest money & twelve percent (10%) Buyer's Premium of the Total Contract Price, along with the executed Auction Real Estate Sales Contract. Buyer's Premium and Down Payment (earnest money) deposit becomes non-refundable once contract is executed. The deposit should be placed in the title company's escrow account. No deposits will bear interest during any period of time in escrow.

**SELLER:** \_\_\_\_\_

Printed: Sonya R Clifton

POA Vivian Lee Lewis

Phone: 903-274-7991

Email: vivie3@hotmail.com

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**BUYER:** \_\_\_\_\_

Printed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_