



RULES ONLINE AUCTION

The rules for the online auction for bidders and sellers at biedenenwonen.nl

1. Every bidder is obliged to view the property with our selling agent in order to get access to our online auction;
 2. Every bidder must register as a bidder via our website at Bieden & Wonen, before or after the viewing;
 3. After the bidder has registered the property, one of the employees of Bieden & Wonen will validate the bidder his/her account and approve it if the account contains all the personal details (after registration, bidder will receive an e-mail from Bieden & Wonen with username and password);
 4. The bidder is able to fill in resolutive conditions (such as finance reservation and/or technical inspection of the property) in their personal account or dashboard at biedenenwonen.nl;
 5. All the bids the bidder wish to do are binding, irrevocable, and unconditional (seller will approve or not approve within 3 working days with your offer);
 6. Bids can be done by bidders above the starting-price. This price is the bottom line and the price goes up from this point;
 7. The bidder has the right to withdraw his/her offer within the 3 legal days of reflection (without any reason);
 8. The seller has the right approve or not approve with one of the bids before, during or after the online auction;
 9. The seller will always keep his/her right of approval and can always approve or not approve with one of the bids, or the highest bid;
 10. Within 3 working days (after a bid round has been finished) the seller needs to approve or not approve with one of the offers of the bidders;
 11. If the seller doesn't approve to one of the offers of the bidders, then Bieden & Wonen will most likely organize an other bid round (online auction);
 12. Seller is not obliged to agrees to the highest bidder (at the online auction), but can also go for the best offer (offers for example with better resolutive conditions, such as an offer without finance reservation or other relevant cases as mentioned in the registration form of the bidder);
 13. Bieden & Wonen organizes on behalf of the seller usually an online auction with one or more bid rounds. Bids which has been placed on our online auction in an earlier stadium, will not be removed by Bieden & Wonen in connection with rule 5 in this document;
 14. The seller is not obliged to agrees to one of the placed bids, when the online auction has been finished or after one of the bid rounds (he/she has the right to approve or not approve);
 15. Seller can not abuse the right of approval, by for example suddenly cancel the selling agreement during the online auction and invoke to his/her right approval;
 16. The bidder has no registration costs to participate the online auction.
To register as a bidder is free of charge;
 17. If the seller has agreed to the offer of one of the bidders and it comes to a deal, then after signing of the purchase agreement by seller and bidder, the bidder needs to pay 10% deposit of the purchase price within 4 weeks after signing date (this amount goes to the bank account of the notary). This is a standard part of the purchase agreement;
 18. Bieden & Wonen charge auction fee (Buyers Premium) to the buyer (not every bidder) of the property. This amount has been published in the costs specification on the detail property page under the tab 'downloads'. The auction fee (Buyers Premium) is only applicable if the property has been delivered to the new owner (buyer);
 19. The bidder can place two different kind of bids:
 1. Normal bid: This is a statistic bid, in which the bidder has to place their bids manually their self.
- or
2. Proxy bid: This is an automatic bid robot. You will place your maximum bid straight away along with a proxy bid, but the first bid the robot will place is the offer +the minimal bid step of the property on which you place your bid. Every time when an other bidder will outbid your bid, then our software (the bid robot) will increase your bid with the minimum bid step.
20. Every property which we offer has a minimum bid step. The minimum bid step of a property varies from €2.500 up to €10.000. Every new bid which you would like to place has to be higher with at least the minimum bid step of that property;
 21. When a bidder places a bid in the last 5 minutes of an online auction, the auction will be extended with 5 minutes;
 22. When the resolutive conditions of an offer from the bidder (buyer) has been expired, the buyer is obliged to transfer the property to his/her name and pay the purchase price;
 23. The transfer of the property will be on the delivery date and goes with a notary, which will be chosen by the buyer, unless Bieden & Wonen has indicated/mentioned otherwise;
 24. The timeline of sale of a property with Bieden & Wonen is not different then the sale with a traditional sales agent. The standard model purchase agreement is applicable for every kind of selling with Bieden & Wonen.

Check our General Terms and Conditions for online auctions at our [website](http://biedenenwonen.nl).