



Get Full Market Value in 28 Days

AgencyBid.com is the best way to sell real estate for the highest price. Traditional "list and wait" often falls short as a sales method. The Auction method of sale is a great alternative.

Competitive Bidding

When you get an offer using the traditional sales method, that offer is usually alone. You have no comparison of price, and the buyer doesn't feel any competition. AgencyBid.com always creates competition so the buyers must up their offer until they beat the other bidders.



You Choose the Best Bidder

When the auction is over, you can choose any bidder. If you decide that a lower bidder has better financial credentials, has no contingencies, or will close sooner, then you can choose that bidder as the winner.

No Sales Commission

You actually get the high bid amount. We are paid by the buyers as a Buyer's Premium, a practice which is common to auctions.

The Best Sales Method

The best way to sell real estate for the highest price. Avoid listing high then lowering the price until you find a buyer. The problem is that the best buyer for your property may have already bought something else while the price was too high. Your listing will become stale in a short 60 days.



When a listing has become stale, it's impossible to get fair market value. The potential buyers that were once interested are still waiting for you to lower the price even more. They figure there is no rush. In the meantime, it's likely that they will gain interest in a different property.

AgencyBid.com will find the highest paying buyer in 28 days! We create competitive bidding for your property. We agree on a hidden reserve amount. If the auction doesn't hit that amount, you don't have to sell.

You choose the best Bidder as the Buyer. You don't have to accept the highest bidder, as the next highest may be a more solid buyer due to financing vs. cash or no contingencies.

Competitive Bidding

The essence of an auction is to create a sense of urgency in the mind of bidders. Some of the buyers already know your property but were waiting for the price to go down.

Now that it's being offered at auction, they must participate in the bidding because they know someone else will get it if they don't act. A competitive situation develops.

At auction, bidders often pay more than they first intended, because they don't like to lose, and the time is limited. They have a short window of opportunity to own your house. If they want it, they will act.



We purposely conduct only three open houses, limited to 1 hour so that all the bidders are aware that there is real competition for your property.

AgencyBid.com combines the power of the local MLS with the speed and efficiency of the auction method of selling to bring the highest price, and it works in a surprisingly short time.

Actual Bids

The actual bidding takes place in the last 7 to 10 days of the auction listing. When bidders qualify, they usually place a bid. The highest bid is still low and it gives them the confidence that they are ready to bid.

We usually end the auction at 7:00 PM when most people are at their home computers. Unlike a live auction, our online bidding will go forward even in a bad weather.

357 Middle Rd, Acushnet MA 02743			
Bidder	Date	Time	Bid
ENZ-1604	9/4/2014	7:43:52 PM	\$318,000
ORI-7674	9/4/2014	7:37:22 PM	\$316,000
ENZ-1604	9/4/2014	7:37:22 PM	\$315,000
ORI-7674	9/4/2014	7:36:38 PM	\$311,000
ENZ-1604	9/4/2014	7:36:38 PM	\$310,000
<i>8 days later</i>			
ORI-7674	8/27/2014	6:57:56 PM	\$143,000
PDA-3787	8/27/2014	12:14:14 PM	\$142,000
GLX-5996	8/26/2014	7:57:50 PM	\$141,000
YDG-7969	8/26/2014	3:14:25 PM	\$140,000
LZJ-2951	8/25/2014	8:23:29 PM	\$132,500
GLX-5996	8/25/2014	7:46:10 PM	\$129,500

To achieve the highest amount that anyone will pay, we end the auction only when no-one has bid for 10 minutes. So if someone bids at the last minute, like 6:59, the auction will instantly extend to 7:09. That keeps extending until there is only one bidder left and no-one wants to pay even a \$1,000 dollars more. The above real example continued to 7:44 PM

We exceeded that seller's reserve amount. This cannot happen in a traditional sale as each buyer has the seller's private attention in a noncompetitive situation.

Bidder Qualifying

This is what bidders must do in order to qualify for bidding. Most auctions get 8 to 24 qualified bidders.

- Register, a confirmation link reply is required so we know that their email is valid.
- Get a Bidders Number to identify that your property is the one they want to bid on.
- They must email or fax the following three items:



- 1. Signed offer form. This form is produced by the website in a PDF. It's pre-filled with your property information and the buyer's information. It says their offer is equal to their highest bid online.
- 2. Proof-of-Funds: bank statement, letter from their bank or pre-approval letter.
- 3. \$2,000.00 offer deposit check. We deposit that check if you sign their offer as the accepted bidder.
- The AgencyBid.com auction software prevents them from bidding higher than the Proof-of-Funds they sent in.

Auction Procedure & Schedule

1. The seller and auctioneer sign an auction listing agreement with a hidden reserve amount.
2. Three one hour open house times are set. Weekdays and/or weekends depending on the type of property.
3. The property is listed in MLS PIN and on AgencyBid.com. The listing propagates to many national web sites for great exposure.
4. AgencyBid.com markets the property to potential bidders.
5. The auction end date is usually less than 28 days from the start.
6. The auction is listed right away, but the bidding doesn't start until 7 to 10 days before the end of the auction. Most bidding occurs in the last hours, especially in extended bidding.
7. When you decide which bidder to accept, you sign their offer and we deposit their \$2,000.00 offer deposit check into escrow.
8. The Purchase & Sale Agreement is written and it will be signed by all parties within seven days of the auction end. Closing is usually scheduled for 30 days from the P&S signing.

AgileTeamRealty.com

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