

Hands Auction

Jim & Trevor Hands - The Voices of Experience
Auctioneers & Qualified Appraisers - Est. 1939

Real Estate Auctions Sellers Information Package



**3560 County Road 10
RR #1 Perth, Ontario K7H 3C3
Phone (613) 267-6027**

**Fax (613) 267-6931
www.jimhandsauction.com**

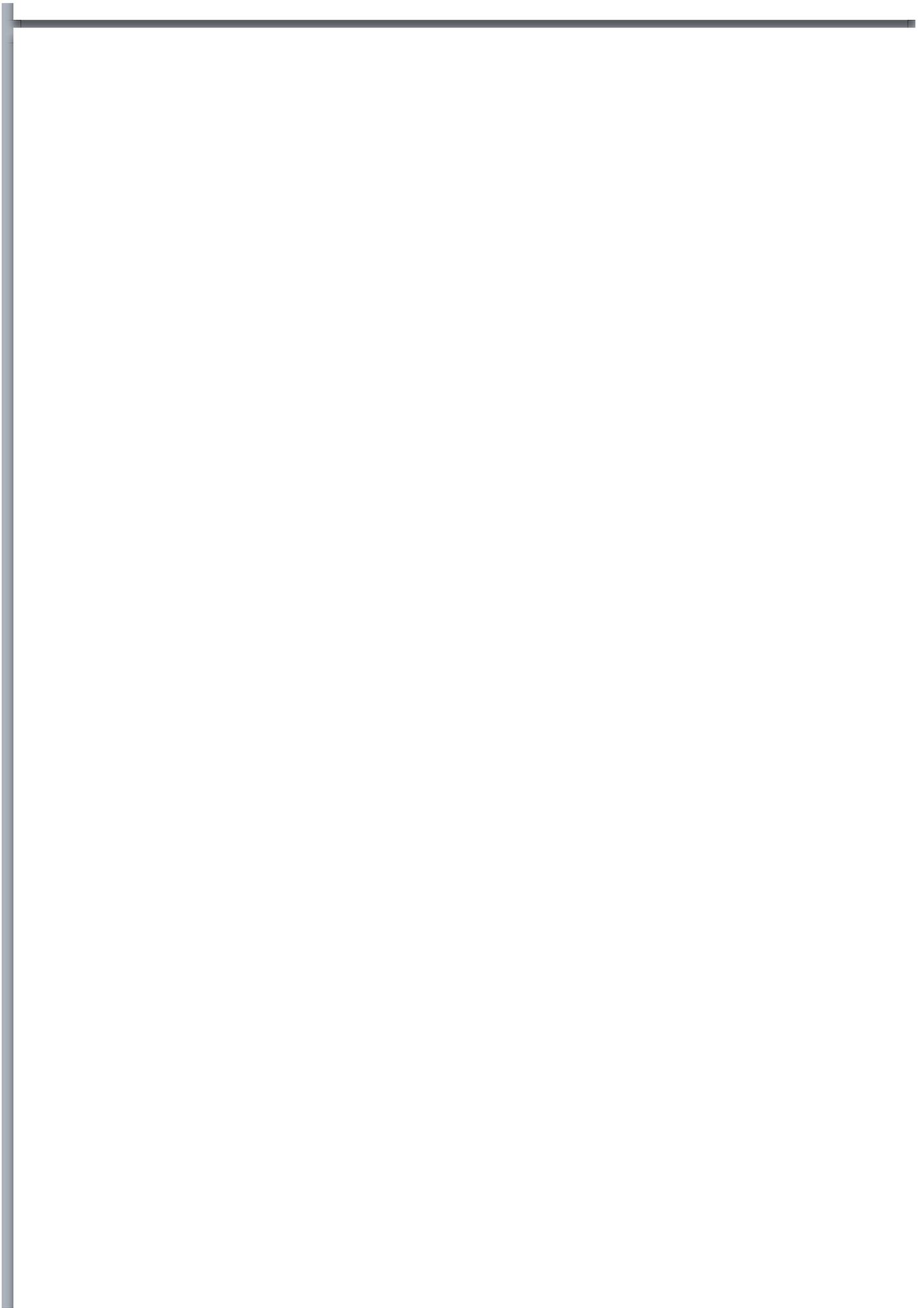


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Jim, Judy & Trevor Hands, The Voices of Experience Auctioneers.....Qualified Appraisers

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About Hands Auction

We at Hands Auction (established in 1939) offer family pride of ownership and operation, ensuring professional attention, to you our clients. We will always prefer the solid reputation that we have acquired over three generations to that of quick profit. We also flourish on competition as it gives us an incentive that goes along with our love and desire, to do auctions. We are forerunners in the auction industry to sell Real Estate by public auction. In addition to Real Estate Auctions, we also conduct estate, farm, bankruptcy, consignment and charitable auctions. We are enthusiastic and committed to the auction process adding value to each stage of your auction from creative marketing, to managing and bid-calling.

For the Hands family, auctions are a living, breathing, third generation legacy which has a very flexible approach. The Hands name is synonymous with trust, integrity and experience.

The late Clayton Hands (father) was a self taught auctioneer. Son, Jim Hands is a Graduate of the Reisch Auction College, Mason City, Iowa. Trevor (3rd generation) and Judy (wife of Jim, mother of Trevor) are both graduates of the Southwestern Ontario School of Auctioneering, Woodstock, Ontario.

About Real Estate Auctions

A real estate auction is a method of buying and selling real estate through the medium of an auctioneer. Auctioneers know that the best products around the world are sold by public auction example; thoroughbred horses, art and real estate.

Real Estate Auctions have gained credibility and popularity among the general public over the past few years. They are a viable alternative to conventional marketing programs. When property is "priced traditionally" it is either under priced or overpriced. Either way, the Seller loses. If it is priced too low it sells quickly but equity is lost. If the price is too high the property does not sell. It then has to be re-advertised at a lower price or negotiated through negative haggling, one person at a time. The auction process creates a sense of urgency.

All serious people are brought together to compete for your property. The Seller is assured of fair market value and so is the Buyer that obtains the item at one bid over the next interested person.

Auctions are one of the best forums in which to bring Buyers and Sellers together. Here are some of the reasons why the auction method should be considered.....

- While no one recommends buying a house on impulse, it is precisely that exhilaration, driven by the allure of competition and the tantalizing prospect of picking up a bargain, that has made real estate auctions a “hot ticket” way to sell or buy property.
- Auctions provide a quick sale with closing time occurring in about half the time of a typical real estate sale. Hands Auction prefers to have real estate transactions closed in 30 days or sooner, meaning the bid price of the home, less your own lawyers fees, are put in your pocket in that short period of time.
- High property costs can be avoided for the Seller and the Buyer. If bidders do not get carried away at the auction, there is reassurance that property values and market prices can be found when the people in attendance at the auction see what value others are putting on the property. They can make up their mind to stay in the bidding on the property or remove themselves from the active bidding. Remember that conventional methods put a Buyer into the action blindly not knowing where the contractual bidding is at. Remember, this does not mean that a bidder should expect to get a house “on the cheap”. The high bid on most auctions is usually between 90 and 110 percent of what the property would fetch if traditional methods were used.
- Everyone is in the same playing field and has an equal chance to get the property. Conventional methods might sell a property on one conditional offer leaving the exposure to other potential Buyers “out of the action” therefore eliminating a higher selling price.
- It sends a message to the Buyer that there is a serious Seller. When several people are openly bidding, Buyers and Sellers can see what value others are putting on their property, something that they could never be certain of when a blind offer has been submitted .
- The auction method draws attention to the property, and, the hype or sense of urgency to buy a piece of property can be created. It is this excitement, this competitiveness and this prospective that is the actual psychology behind the process.

Factors That Determine a Successful Auction

1. Desirability of the property being sold ~ including location, condition and surrounding properties.
2. A marketing and advertising plan geared to prospective Buyers.
3. Realistic expectations of the Seller.
4. Conducting the auction in a professional manner and follow-up through closing.
5. Knowing your property and selecting the type of auction that best suits the property and the Seller's needs (reserve bid vs no reserve bid: see definition below).

This makes the real estate auction a “win-win” situation for everyone involved.

The Seller disposes of properties quickly and efficiently, saving long-term carrying costs such as interest, real estate taxes, and maintenance.

For the Buyer this can mean a smart investment, since properties are usually purchased at fair market value through competitive bidding. Because the auction sale is conducted in an open forum, both motivated Buyers and Sellers have the assurance of watching the true market value emerge as the bidding process progresses.

Auction with a Reserve Bid: The Seller has a price pre-determined at which the property will be sold and it is undisclosed to the public. The auctioneer is the only other person that knows of this price. The auctioneer has the legal right to act on behalf of his/her client and legally bid on behalf of his/her client to meet this reserve bid. When the auctioneer takes the last bid at the auction, he/she will recess with the Seller to discuss whether this property will sell subject to their reserve bid or approval. If the bid price has fallen short of the Seller's reserve bid, the Seller can decide to accept the bid price, realizing that the public forum has indicated market value, or, they may wish to withdraw the property from auction. However, the bidding may have exceeded the reserve bid, but in any case, the recess taken allows the Seller and the auctioneer to talk over the results.

Auction with No Reserve Bid (Unreserved): This is an auction with no minimum bid amount, no set starting bid, and no Seller confirmation of the high bid price. The highest bidder will purchase the property, no matter what the highest bid price is. This type of auction is designed to attract the maximum participation from the buying public as the Seller has committed to convey their property to the highest bidder without limitation.

Advantages for Using the Auction Method

- Offers the Seller another option.
- Creates competition amongst Buyers - auction price can exceed the price of a negotiated sale. An auction generates excitement and heightens Buyer interest.
- Property is exposed to many potential buyers.
- Property is sold as-is & where-is without contingencies. No conditional offers are accepted.
- Auctions bring interested Buyers to a point of decision - they must act now or lose the opportunity to purchase.
- Auctions are a true market forum - the highest bidder will pay the lowest price that a Seller will accept.
- A Seller knows exactly when the deal will sell and close.
- A Seller maintains control of the property depending upon auction type and he/she participates in the auction process. The final decision is always that of the Seller(s).
- Auctions reduce the time the property is on the market.
- Auctions eliminate numerous and unscheduled showings. We at Hands Auction conduct all showings, privately, one-on-one, rather than having open houses. We feel that by conducting a private showing, that we have control on security matters and that we can, in a matter-of-speaking, pre-sell your home, by having the potential Buyer(s) ready for auction day.
- Auctions potentially offer the services of two professionals to the Seller(s) (i) the auctioneer and (ii) real estate agents, for no commission charged to the Seller.
- Auctions take the Seller(s) out of the sometimes drawn out negotiation process.
- Auctions are an aggressive and advanced marketing program that increases potential interest of said property.
- Seller(s) is able to move on to other investments.

The advantages/means of selling any piece of property, by any method, has always been threefold - the price you get, the time it takes and the conditions that are offered.

Selling property conventionally (through a Realtor) means that there are variables existing. For instance, if the conditional offer is based upon the Buyer(s) getting their finances in order, then this affects the time it takes to get your money. Through the auction forum there are no conditional offers which eliminate these delays.

By public auction, the reserve is determined privately between the Seller(s) and the Auctioneer prior to the auction. It is quite possible for the bidding to exceed the reserve bid based on fair market value. The price the Seller(s) receives is final bid price.

The time it takes to sell your property - is as soon as the auctioneer says sold to the highest bidder (usually 10 minutes) and 30 days to close the transaction, or sooner, but no later.

Selling Property by Auction is a Superior Method.

Real Estate Auctions vs Traditional Sales Methods

Auction Marketing	Traditional Marketing
Secures a contingent free contract. (property	Contingencies are common. (most offers are
Presets all conditions of the sale, thus elimi	The Seller is forced to negotiate all aspects o
The property is showcased throughout the entire market place.	The property is one of many being advertised and shown.
Marketing period required is 30 days. (more time allotted if required)	Property is likely to remain on the market for several months to years.
Extensive, very visible advertising featuring your property exclusively.	Advertising is minimal, too much reliance on MLS and other brokers to find buyers.
All Buyers are forced to act on your time line.	Lacks the ability to motivate, forcing you to wait for their schedule.
Uses the auction concept as the catalyst to provoke buyer interest and offers.	Price reduction encouraged to attempt to create buyer interest and activity.
Realizes the property's fair market value.	Is limited because the property is unlikely to sell for more than you ask.
Eliminates the guesswork in determining the asking price for the property.	Presents a dilemma determining what to ask for the property. The seller never wants to overprice, yet recognizes the consequences of under pricing.
Seller approves marketing budget.	The broker is hesitant to aggressively adverti

Can I Be Sure Of Getting a Fair Price

The only genuine measure of the value of real estate is what someone else is willing to pay for it. If you do get a professional appraisal, remember that it is only an informed opinion. It is not an offer to buy. The real measure of the value of real estate, at any given time, is what it will bring under competitive bidding from informed and motivated Buyer(s).

How Properties Are Advertised for Auction

The various forms of advertising that we use are newspaper advertising in local, regional and/or national papers, the internet, bold signs on the property, sale bills or brochures, trade journals, magazines, radio ads, possible television and cable ads and phone calls to potential clients. Our qualified and experienced auction company will know which form of advertising, where to advertise, and which other forms are best suited for your property. A fair auctioneer will notably advertise the property properly. We at Hands Auction will not over advertise your property just to promote ourselves and our company.

Note: Right now the internet is the leading source of information for property auctions, and we at Hands Auction have an extremely well visited (over 7500 visitors a month) website which has exposed and sold several properties to Buyer's in the North West Territories and British Columbia and having back bidders from New Brunswick and England. In some cases, a potential Buyer would send in a representative to research the property on their behalf. In other cases, our website and our statements sufficed.

Auction Costs for the Seller

The Seller is responsible for all the advertising fees. The advertising fees are to be paid to the auctioneer whether the property sells or not.

We at Hands Auction do not charge a set-up/engagement fee nor do we charge a flat-fee, if the property does not sell. We strongly feel that we will get your property sold for you.

Hands Auction can give you a quote of advertising costs once we evaluate and set up a marketing plan for your specific property. The majority of properties are advertised for three weeks (no more or less in our experience). We will advertise your property complimentary on our website as soon as we make the listing.

Our Commission

Auctioneers, like real estate brokers charge a commission on the selling price. This commission is called a Buyer's Premium and it is charged to the Buyer, not the Seller.

We at Hands Auction charge a 10% buyer's premium. For example if your property sold for a bid price of \$200,000.00 the actual selling price would be \$220,000.00 plus HST on the buyers premium only if applicable.

Are All Properties Suitable for Auction

Every type of property, from new construction, condominiums, farms, cottages to historic homes, to handyman specials, rentals, to vacant land, commercial real estate and time shares, are available on the auction block.

The only time we do not accept selling property by auction is if we at Hands Auction feel that we cannot get the price you want. We at Hands Auction will not selfishly spend your advertising dollars just to get our name in the paper.

“Estate” Properties

Since estate auctions are so well attended and competition most often fierce, why not take advantage of the exposure when listing the contents of the house and offer the real estate as well. The hype is created, there is a larger open-forum to expose the property and the extra cost of advertising the real estate is quite minimal. To an executor, this service is very appealing, rather than selling the contents of the house first by auction and then having to wait for traditional real estate to sell the property at a later date. With a surplus of buyers chasing too few homes, almost every property can draw a crowd at auction. The more bidders, the more likely that the final price will surpass the amount you would get in a traditional sale. The auction process is a closed-end process for the estate, in its' entirety.

Do Real Estate Auctions Depress Home Values

Real Estate Auctions do not depress home values. In fact, Real Estate Auctions reveal the fair market value of a property because auctions are conducted in an open forum where all bids are known, and participants are given feedback on the property's value. At auction, the values settle at the level the market can bare.

If the Property Does Not Sell at Auction

It is still possible to market the property through conventional means. But do keep in mind the prices reflected at the auction represent fair market value. By going through conventional means at this time you may incur high-end carrying costs which will cut into the overall price you receive.

What happens if the Buyer Forfeits on His/Her Purchase

A well-conducted real estate auction by its very nature minimizes such failures. Failure to close can happen, but it isn't frequent. If a rare failure to close occurs, the auctioneer can turn to the next highest bidder who demonstrated their willingness to pay nearly as much as the buyer who failed to close.

If the Buyer(s) fails to settle on the property, he/she will be considered in default of the sales contract and the deposit money is forfeited to the auctioneer. A bid is legally binding as are the Agreement to Purchase forms that are signed. Under no circumstances shall the Purchaser stop payment on the deposit cheque or default on this contract once the Agreement

of Purchase and Sale has been signed. If the Buyer cannot come up with sufficient funds at closing the deposit money is forfeited to the auctioneer. If the Buyer fails to close the subject transaction for any default on the scheduled closing date, he or she may be responsible for all re-marketing costs, the difference in the re-sale price of the property, and any legal fees and disbursements incurred on the Seller's behalf pertaining to the this transaction.

Our Agreement to Purchase form states that the Seller(s) must be able to deliver free and clear title to the property without any liens or judgments. If the Seller is unable to give a clear title to the property, the Buyer's deposit is refunded to them, interest free.

Are Real Estate Auctions Considered a "Fire Sale"

Many people believe that "auction-means-bargain" but since auctioneers understand the psychology behind the bidding, they use this method to draw the Buyer(s) into one arena, ensuring that the selling price is good for the Seller(s).

Regular auctions have always received a very positive image. If property by auction is handled by a professional auctioneer who has the knowledge of selling property by auction, has a well visited website, has a reputable reputation in the industry and has a good working relationship with traditional selling realtors, then you should feel comfortable in your decision to sell your property by public auction.

But is the property going to be given away ? Absolutely not ! In actuality, the price is the reflection of a smart Seller, one who chooses the cost-effective, accelerated method of selling property rather than labouring for months to sell their property. This accelerated sale allows the Seller to eliminate all long-term costs. These cost savings to the Seller are passed along directly to the Purchaser in the form of a reduced price on their property.

Therefore, a "win-win" situation has been created. Sellers can move on and Buyers can purchase quality properties at fair market value. Always remember that the best articles in the world are sold by auction. An auction provides control, virtually creating a marketplace to sell your property at your established price, or above your reserve bid.

Why Should Real Estate Agents Look Favorably Upon Auctions

Real estate agents are discovering the benefits of real estate auctions. They are realizing that auctions promote activity in an industry (real property) that thrives on activity.

Traditional Real Agents can become involved in auctions. If an agent calls Hands Auction prior to a property auction and discloses his/her clients name, and if their client purchases the property, we at Hands Auction will give the Real Estate Agent 3% of our actual commission.

A Real Estate Agent can also call upon the services of a licensed auctioneer to conduct an auction for their listed properties. A smart Real Estate Agent knows that one of their properties, sold by public auction, not only brings in the splitting of commissions, but importantly, dozens or even hundreds of prospective buyers that follow property sold by public auction, into their data base of clients. Both professionals are genuinely assisting one another.

When you choose an auctioneer to sell your property you are actually acquiring two professionals to act on your behalf for no commission. It is the auctioneer who pays the realtor their commission. Again, another "win-win" situation has been created.

Terms & Conditions

All announcements made the day of sale take precedence over any prior written or verbal terms of sale.

If any dispute arises between or amongst bidders, the decision of the auctioneer shall be final and absolute.

Only registered bidders may bid on the property being sold, any exceptions to this requirement shall be within the sole discretion of the auctioneer.

The Auctioneer reserves the right to reject any or all bids and reserves the right to bid on behalf of an absentee bidder. The existence of an absentee bidder will be disclosed at the beginning of the auction.

The Auctioneer is acting as an agent on behalf of the Seller only and that payment of the buyer's premium does not constitute a relationship of dual agency. During bidding, when there is a reserve bid, the Auctioneer has the legal right to represent his/her client by raising the bidding increments in order to meet or near meet the reserve bid. The auctioneer also has the legal right to reject any bid that in his opinion is not commensurate (proportional) with the value of the offering. In the event of any dispute between bidders, the Auctioneer's decision is final. Should there be any dispute after the sale, Hands Auction's record of final sale shall be conclusive. The auctioneer reserves the right to withdrawal from auction any auction property at anytime without prior notice.

Any and all information on the Property contained in the information packets or other advertisements are obtained from the property owner and third party sources, such as township offices, municipal corporations, etc. and while believed to be accurate, are not guaranteed. Hands Auction makes no representations, warranties or guarantees of any kind whatsoever, expressed or implied, with respect to such information. All prospective purchasers are required to independently investigate and confirm any information or assumptions about the property. Neither auctioneer, auctioneer's employees, nor the seller(s) of the property shall be liable for any errors in the correctness of the information. Any decision to purchase or not to purchase a property is the sole and independent decision of the potential buyer. No recourse or cause of action will lie against the auctioneer or seller(s) should the buyer become dissatisfied with their decision, whatever it may be, at a later date.

The property is open to thorough public inspection before the auction by appointment with the auctioneer and making a bid is an acknowledgement that each bidder has had an ample opportunity to, and has either inspected or elected not to inspect the Property. The Buyer(s) acknowledges and accepts that all properties are sold on an as-is basis.

Properties sell "as-is" with no conditions, warranties or representation at an auction. As-is means that the the property being sold is without warranties as to the condition and/or the fitness of the property for a particular use. Buyer(s) are solely responsible for examining, judging and satisfying themselves with regards to zoning, wells, septics, surveys, environmental condi

tions, freedom from structural defects, chattels being transferred to the purchaser on closing, any easements, restrictive covenants, any landlocked issues or non-buildable matters, inspect for mineral and/or timber rights and HST issues.

Potential Buyer(s) are encouraged to phone the auctioneer prior to the auction date to view and inspect the property sufficiently, or as many times as needed, prior to the auction sale.

Interested parties will want to walk and view the property and to inspect the "lay of the land". You might want to have professional inspections done on the improvements or have a carpenter friend or electrician friend visit the property for inspection. By bidding, you are acknowledging that you have completed all due diligence and that you understand your legal commitment to purchase. It will be the Buyer's lawyer's responsibility to further research the legal title before closing the transaction. The Seller(s) must provide the Buyer(s) with a clear title of the property free of any adverse liens by closing date.

A Buyer's Premium at auction is a percentage additionally charged to the purchaser on the hammer price of the property. The buyer's premium is kept by the auctioneer and not passed on to the vendor.

Hands Auction charges the Buyer a 10% Buyer's Premium in addition to the bid/hammer price. For example if the successful bid price was \$150,000.00, add 10% which is \$15,000.00, to result in a total purchase price of \$165,000.00. The total sum of the bid price and buyer's premium will become part of the total purchase price at closing. The Buyer's Premium is subject to HST, payable by the purchaser. If the land portion is subject to HST, it will be at the purchaser's expense.

The successful bidder and seller must sign one copy of an Agreement of Purchase and Sale immediately following the live auction. The Agreement of Purchase and Sale will supersede all printed material and will serve as the governing document for sale of the property. The Agreement of Purchase & Sale contains an acknowledgment that the purchaser has inspected the property, or elected not to inspect the property, prior to the auction, and is relying solely on his/her assessment of the property in making the decision to purchase. No changes in the Terms and Conditions of the Agreement of Purchase and Sale will be permitted. A sample of the Agreement to Purchase & Sale can be obtained in advance, from Hands Auction, to view. One copy of the Agreement of Purchase and Sale will be delivered to the Vendor's solicitor, one copy to the Purchaser's solicitor, and one copy for Hands Auction's inter-office files.

The successful bidder must pay a \$10,000.00 deposit in the form of a certified cheque or bank draft, made payable to Jim Hands, which shall be held in trust until closing and is non-refundable. If the Seller cannot provide the Purchaser with a clear title to the subject property, the Purchaser will be refunded their deposit without interest. The auctioneer nor representatives of Hands Auction shall not be held liable in any way if the Seller fails or refuses to deliver marketable title at closing. The deposit cheque must be paid immediately following the live auction. Under no circumstances shall the Purchaser stop payment on the deposit cheque or default on this contract once the Agreement of Purchase and Sale has been signed.

Financing is not a contingency of sale in this offering. Therefore, it is strongly recommended that the potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction

If the Purchaser fails to close the subject transaction for any default on the scheduled closing date, he or she will be held responsible for the costs to re-auction the property through Hands Auction, at an unreserved bid, and be held liable for payments of (a) all re-marketing costs (b) the difference or deficiency in the purchase price (c) all costs and expenses of both sales (d) all attorney fees (e) commissions, (f) incidental damages (g) all other charges due hereunder incurred to the auctioneer and seller. The Purchaser will also forfeit his/her original deposit to the auctioneer as partial payment of the Buyer's Premium and any balance outstanding on the Buyer's premium will be paid forthwith to the Auctioneer.

Closing date is usually 30 days or sooner. Exceptions to closing may be established prior to the auction upon the mutual agreement of the auctioneer/seller/buyer.

The Buyer will incur standard closing costs as with any purchase of real estate in the Province of Ontario. In addition the balance of monies and adjustments are made at closing and paid to the appropriate lawyer.

If for any reason the property transaction does not close, the Seller/s & Purchaser/s agree to hold harmless Hands Auction from any and all claims, liabilities, damages, losses, suits, fines, penalties, demands and expenses, including costs of suit and attorney fees.

10 Questions To Ask Before You Choose An Auction Firm

1. Can they provide a list of 25 or more references with phone numbers ?

Yes, we can! References are always available upon request.

2. Are they licensed or certified ?

Yes, we are!

3. Do they have a computerized customer list with over 15,000 proven buyers ?

Yes, we do! Our computerized sign in system has records of over 25,000 past buyers.

4. Are they well-known and do they have an established auction facility ?

Yes we are and yes we do! Hands Auction has been serving the community since 1939.

5. Are they fully computerized, offering computerized clerking, cashiering and registration ?

Yes, we are! Hands Auction has been computerized for over 10 years. We are using a time proven system which was custom developed specifically for Hands Auction.

6. Do they have all equipment necessary to handle "on-site" auctions; wireless sound system, signage, staff, canteen service, portable toilet rentals ?

Yes, we do! We use a wireless speaker system which has battery backup in case of power loss. Our clerk uses a wireless headset to receive a direct feed from the auctioneer to ensure that there are no errors in the sale. We are also fully equipped to run a sale where no power is available, while still using all of our electronic equipment to ensure a smooth and timely sale.

7. Do they have a knowledgeable staff ?

Yes we do ! Hands Auction has been in the business for over 80 years. All aspects of Hands Auction are handled in house. Our staff is always eager to help you out with anything you may need.

8. Do they have their own Internet website with the ability to put your ad on their website, complimentary, at no-charge ?

Yes, we do! Our website is very successful at exposing properties to our Buyers. We average over 7500 visitors a month.

9. Do they have strict standards of practice and codes of ethics, do they provide benefit auctions to the non-profit community and are they involved in their communities and volunteers of service clubs ?

Yes we do and yes we are! Since 2006 Hands Auction has participated in over 25 charity auctions.

10. Do they have a proven track record of selling Real Estate by Public Auction?

Yes, we do! We average over 20 successful Real Estate Auctions per year.

You Only Have One Chance For A Successful Auction - Choose Wisely

Questions & Answers

What is fair market value ? A fair market value is often an estimate of what a willing buyer would pay to a willing seller, both in a free market, for an asset or any piece of property. If such a transaction actually occurs, then the actual transaction price is usually the fair market value. Note that the opinion of people that are not interested in buying or selling an asset has little meaning, because they are not active in the market. Thus, "market value" (which is the same for everyone in the market) is not identical to the "intrinsic value" that different individuals may place on the same asset based on their own preferences and circumstances.

Is it possible to get a bargain at an auction ? Absolutely. However keep in mind that a "bargain" is like a "beauty", it is in the mind of the beholder. One person might say "That guy is nuts to pay \$500,000.00 for that big chunk of land", while the Buyer is thinking "I just got a bargain at \$500,000.00, I'm going to sub-divide it and make a profit". You can get great value buying at just one bid over the next interested party.

value buying at just one bid over the next interested party.

Why are reserve bids not disclosed ? The simple reason being, that if I told you, a potential Buyer, that the reserve bid was \$300,000.00 and you became pre-approved on financing for \$300,000.00 and your top bid was \$300,000.00 and someone in turn bid \$310,000.00 and they became the successful bidder, then this would not present a fair, open-market forum for the public. After all you might have tried to become pre-approved at \$325,000.00 and have won the bid. We of course, in our opinion, can tell you what we feel the property might bring, however, the price could go lower or higher.

Can we sell your property by auction ? Yes and we would be more than glad to consult with you about auctioning your property. Remember, it costs nothing for us to come and talk to you about your property. We suggest that you re-read this brochure, underline any questions you might have and give us a call at 1-613-267-6027.

Can I get a copy of the Agreement to Purchase form before the sale ? Yes, if you would like a copy of the Agreement to Purchase form for you your lawyer to go over prior to the sale please contact our office for further details.

How Can I Find Out More About Real Estate Auctions ?

Watch your local paper or visit our web site at www.jimhandsauction.com

If you are thinking about selling your property by auction, contact us for a complimentary consultation. We would be happy to invite you to an upcoming auction so you can see how we show property. Continue the process by attending the live real estate auction so you can see the entire bidding process first hand. By attending, you will get a first hand feeling for what happens and how it happens. Attending a viewing and real estate auction is completely optional and left at your discretion.

We hope that we have satisfied your comprehension of Real Estate by Auction in this brochure and convinced you that there is a definite blending of Real Estate Knowledge and Auction Expertise within Hands Auction to make your Real Estate Auction Successful.

Please visit our "Upcoming Auctions" & "Auction Details" Section on our website to see how we advertise property. All website advertising is complimentary and costs you nothing at all. Our website averages 250 visits daily during our off-peak season, and can exceed 400 daily during our peak season. This offers excellent exposure of your property.

Hands Auction would like to thank you for expressing interest in property by auction. If we can assist you further please don't hesitate to call our office at 613-267-6027.

Auctioneers & Qualified Appraisers
Jim & Trevor Hands: The Voices of Experience
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www.jimhandsauction.com

