

CONFIDENTIAL · QUALIFIED PURCHASERS ONLY

BUYER REGISTRATION & BID SUBMISSION PACKAGE



LUXURY RESERVE AUCTION

988 Blvd of the Arts #109

SARASOTA, FLORIDA

CONFIDENTIAL BUYER INFORMATION PACKAGE

REGISTRATION REQUIREMENTS · BID SUBMISSION PROCEDURES · AUCTION TERMS · DUE DILIGENCE INFORMATION

Key Dates

① PROPERTY PREVIEW — PRIVATE APPOINTMENT OPPORTUNITIES

July 10–12 & July 17–19, 2026

Private guided property tours available by appointment on the above weekends.

② PROFESSIONAL INDEPENDENT PROPERTY INSPECTION APPOINTMENTS

July 13–16 & July 20–23, 2026

Inspection appointments must be scheduled in advance and are subject to availability on the above weekdays.

Prospective purchasers are encouraged to complete all desired inspections, investigations, financing arrangements, insurance reviews, contractor consultations, and other due diligence activities prior to submitting a bid.

③ BUYER REGISTRATION DEADLINE

July 23, 2026 | 5:00 PM Eastern

All registration materials must be submitted with the Buyer Package Registration Forms no later than this date and time.

④ FINAL BID SUBMISSION DEADLINE

July 24, 2026 | 5:00 PM Eastern

All bids must be submitted on the prescribed Bid Submission Form and accompanied by required supporting documentation.

How This Auction Works

This is a private, seller-managed Luxury Reserve Auction — not a traditional auction house process. There are no paddles, no crowds, and no buyer's premium added on top of your bid.

Here's the entire process in plain English:

- 1 Review this package and the available due diligence materials**
All documents — inspection report, appraisal, condo docs, SIRS, seller disclosure, and more — are available at 988BlvdOfTheArts.com or by request. Review everything before bidding.
- 2 Schedule a private showing (strongly encouraged)**
Photos can't capture these views. We want you to see this home in person. Weekend showings are available July 10–12 and July 17–19 by appointment.
- 3 Bring your own inspector if you'd like**
Weekday inspection appointments are available July 13–16 and July 20–23. You're welcome to bring a licensed inspector, contractor, engineer, insurance rep, lender, or appraiser. Coordinate through the listing broker.
- 4 Complete this registration package and submit your bid**
Sign the combined registration and bid form, provide proof of funds or a pre-approval letter, and submit by the deadline. All bids are confidential.
- 5 Seller reviews all bids and confirms**
The seller has a confidential reserve price. The highest bid is not automatically accepted — the seller may accept, negotiate, request best-and-final offers, or extend the process. No agreement exists until the seller signs a Purchase and Sale Agreement.
- 6 Contract execution and closing**
The winning bidder executes a Florida Realtors® / Florida Bar AS-IS Contract with a Luxury Reserve Auction Addendum. Because all due diligence occurs before bidding, the contract contains a zero-day inspection period. A one-year home warranty covering electrical, plumbing, HVAC, and appliances is provided by the seller at closing.

No buyer premium. Unlike most auction company transactions, nothing is added on top of your bid. The amount you offer is the purchase price — period.

Available Documents & Resources

The following materials are available for review prior to bidding. All documents can be accessed at **Residence109.com** or by contacting the listing broker directly. We encourage you to review everything — and to ask questions — before submitting a bid.

PROPERTY CONDITION

- Professional Home Inspection Report — completed by a certified independent inspector
- Seller Property Disclosure — full disclosure of known property conditions
- Renovation Summary — overview of all improvements made to the residence
- One-Year Home Warranty — covers electrical, plumbing, HVAC, and all appliances (delivered at closing)
- Two Professional Appraisal Reports

CONDOMINIUM & COMMUNITY

- Condominium Documents — declaration, bylaws, rules and regulations
- Structural Integrity Reserve Study (SIRS) — current, all requirements satisfied
- Milestone Inspection Reports — required for condominiums over 25 years old; current and available
- Marina Information — slip availability, fees, and current status of lift repairs
- Community Capital Improvements Summary — completed roof replacements and exterior repainting of all buildings; no special assessments

AUCTION & LEGAL

- Sample Purchase and Sale Agreement (Florida Realtors® / Florida Bar AS-IS Contract)
- Luxury Reserve Auction Terms Addendum
- Buyer-Broker Participation Agreement (if applicable)

A note on the zero-day inspection period

Because all inspections and due diligence occur before the bid deadline, the Purchase and Sale Agreement contains no post-contract inspection period. This is why we strongly encourage you to schedule your own independent inspection and review all available materials before submitting a bid. The seller has made every reasonable effort to provide complete transparency — but the responsibility for pre-bid due diligence rests with the buyer.

Buyer Registration & Bid Form

Please complete all sections below and submit with your proof of funds or lender pre-approval.

All bids are confidential. Submit to John Brink by **July 24, 2026 · 5:00 PM Eastern**.

BUYER INFORMATION

BUYER NAME(S)

DATE

MAILING ADDRESS

PHONE

EMAIL

BUYER'S BROKER (IF APPLICABLE)

BROKER NAME

BROKERAGE

BROKER PHONE

BROKER EMAIL

BID TERMS

PURCHASE PRICE OFFERED

PROPOSED CLOSING DATE (ON OR BEFORE)

PURCHASE METHOD

IF FINANCING — LENDER & LOAN TYPE

☐ Cash ☐ Financing

ADDITIONAL TERMS OR COMMENTS

Acknowledgment & Signature

By initialing each item and signing below, you confirm that you have reviewed this information and understand the auction process.

- ☐ I have reviewed the available due diligence materials, including the property inspection report, seller disclosure, condominium documents, SIRS, and Milestone Inspection Reports.
- ☐ I have had the opportunity to personally preview the property and/or schedule an independent inspection prior to bidding.
- ☐ I understand that the Purchase and Sale Agreement contains a zero-day inspection period, and that all due diligence must be completed before submitting a bid.
- ☐ I understand that the seller's reserve price is confidential and that the highest bid is not automatically accepted. The seller may accept, reject, negotiate, or request best-and-final offers.
- ☐ I understand that no buyer premium is added to my bid — my offer amount is the total purchase price.
- ☐ I understand that no binding agreement exists until the seller executes a Purchase and Sale Agreement.
- ☐ I have the financial capability to complete this purchase, and I have attached proof of funds or a current lender pre-approval letter.

BUYER SIGNATURE

CO-BUYER SIGNATURE (IF APPLICABLE)

PRINT NAME

PRINT NAME

SUBMIT COMPLETED PACKAGE TO:

John Brink, Licensed Florida Real Estate Broker

Phone: (941) 928-5555

Email: John.Brink@SRQPR.com

Website: 988BlvdOfTheArts.com