

RULES OF PROCEDURE "EXCLUSIVE OPEN HOUSE DAY"

The sale of an immovable property through the sales formula "Exclusive open house day" is indicated on the website with the relevant property and marked "Exclusive open house day". The publication indicates when the "Exclusive open house day" visit moments are planned, as well as the "guide price". Anyone who has visited the property may submit a bid. The bids submitted by candidates are neither displayed on the website nor disclosed. When the deadline for submitting bids expires, all bids are submitted to the owner.

VISITS TO THE PROPERTY

How can I visit the property? A visit can only be requested during the "Exclusive open house day" visit time indicated on the website and can be requested online, by telephone, or by e-mail.

Can I visit the property before the Exclusive open house day visit time? No, no one can visit the premises before the Exclusive open house day visit time. That is why it is an Exclusive open house day.

Can I arrive a little late for my appointment? No, that is not possible. The real estate agent schedules all appointments sequentially. If you are late, your visit may no longer be guaranteed.

MAKING A BID

Can anyone make a bid? Yes, anyone who has visited the property can/may submit a bid within the timeframe indicated on the website.

Do I have to make a bid? No, every visitor also reserves the right not to make a bid.

How can I make a valid bid? You can make a valid bid by sending a formal offer to the real estate agent. You can hand it to them in person or send it by e-mail. Be sure to state the amount, the period of validity of your bid, and whether your bid is subject to a suspensive condition. Our real estate agent will also be happy to provide you with a bid form if you ask them.

Can I also make a valid bid via e-mail? Yes, that is also possible. Be sure to state the amount, the period of validity of your bid, and whether your bid is subject to a suspensive condition.

Can I make a bid stating that it is, for example, 5,000 euros higher than the highest bid? No, that is not possible. Each bid must state a fixed and determined amount. The bids of other candidates will not be disclosed.

If I am the first to bid the guide price, will the property go to me? No, it is the owner who chooses which bid to accept. The owner may accept a bid below, above, or equal to the guide price.

May I also make a bid below the guide price? Yes, that is possible.

Can I submit a bid with a suspensive condition of financing? Yes, that is possible. However, we recommend discussing financing options with lenders in advance so you know whether you can proceed with the purchase.

Do I have the same chances if I submit a bid with a suspensive condition? The owner chooses which bid to accept. They will take all parameters into account when making their choice, such as a suspensive condition.

What happens if multiple candidates submit the same bid? In that case, the owner may decide to organize a second bidding round in which the candidates who submitted the same bid are given the opportunity to make a second bid.

Do I get feedback on my bid? Yes, everyone who has submitted a bid will receive feedback afterwards.

Can I make a higher bid after the end of the bidding period? No, that is not possible. We therefore advise you to submit your best offer immediately.

Until when can I make a bid? You can submit a bid until the end of the bidding period indicated on the website.

Is the seller obliged to accept a bid? The seller is not obliged to do so and can refuse any bid or decide not to sell.

EXPIRY OF THE BIDDING PROCEDURE

What happens after the expiry of the bidding period? All bids are submitted to the owner.

When do I get feedback on my bid? We aim to provide you with feedback within 72 hours.

What happens when my bid is accepted? When your bid is accepted, a sales agreement will be signed as soon as possible.

VALUATION OF YOUR OWN PROPERTY

What is my property worth? Polares will be pleased to visit you for a free estimate of your property. Contact the real estate agent on site or request an estimate via info@polares.eu or by calling **016 930 200**.