

EFFICIENT MARKETS – AUCTION DISCLOSURE STATEMENT

Effective Date: September 26, 2025

Efficient Markets, LLC (Efficient Markets) facilitates the sale of real estate assets through a transparent, competitive auction process designed to maximize exposure, efficiency, and value. The following terms govern participation in any Efficient Markets auction:

1. Property Offered “As-Is, Where-Is”

All properties marketed, listed, and/or sold via Efficient Markets auctions are offered “AS IS, WHERE IS” and with all faults and without any guarantee, warranty or representation, express, statutory, or implied in fact, at law, common law, in equity or otherwise, including with respect to merchantability, fitness for any particular or ordinary purpose. Neither Efficient Markets, the seller, nor any of their owners, managers, principals, directors, employees, representatives, successors, agents, assigns, heirs, and contractors (collectively, “Affiliates”) make any warranties as to:

- The condition of the property
- Square footage, boundaries, or surveys
- Environmental matters
- Zoning or development potential
- Legal title, encumbrances, or income/expense data

All bidders are strongly encouraged to conduct their own due diligence prior to bidding.

2. Bidder Responsibility

By participating in an auction, the bidder affirms that:

- Bidder has **reviewed all due diligence materials** made available in the Virtual Deal Room.
- Bidder is **not relying on any statements or omissions** by Efficient Markets, seller, or their Affiliates unless explicitly contained in a signed Purchase and Sale Agreement.
- Bidder accepts the property’s **physical and legal condition** as disclosed or discovered through independent investigation.

3. Deposit and Bidder Qualification

To register and bid, participants must:

- Submit an **initial earnest money deposit** in the amount of **\$10,000.00**, in certified funds, via wire transfer or other electronic transfer to the escrow agent designated by Efficient Markets;
- Complete a **Bidder Registration Agreement**, including identity verification and proof of purchasing capacity, and;
- Agree to the auction’s **Terms and Conditions**, available in the offering package.

Winning bidders must deliver any additional required deposit per the executed Purchase and Sale Agreement within **two (2) business days** of auction close.



4. Broker Participation

Efficient Markets welcomes licensed real estate brokers to participate and earn a referral fee, provided such brokers:

- Are **registered prior to the auction** using the Broker Registration Form;
- Represent a **qualified buyer**; and
- Comply with all auction terms

No commission or fee shall be paid to brokers who are not properly registered prior to auction day, fail to complete a Broker Registration Form, or who fail to adhere to the published terms and conditions.

5. Closing and Default

Winning bidders must close within the timeframe defined in the executed Purchase and Sale Agreement. Failure to close may result in forfeiture of earnest money, removal from accessing auctions hosted by Efficient Markets or its Affiliates, and additional legal remedies.

6. Disclaimers

Efficient Markets is a real estate marketing and transaction facilitator and does not act as a principal in any transaction. The auction platform is governed by applicable local, state, and federal laws, including licensing regulations and the **Telephone Consumer Protection Act (TCPA)**. All communication and lead outreach prior to auction must comply with consent policies.

Efficient Markets and the seller reserve the right to:

- Amend or terminate the auction at any time;
- Accept or reject any bid; and
- Modify terms prior to or during the auction, without notice to participants

7. Questions & Support

For questions regarding registration, property details, or auction terms, please contact:

Efficient Markets

(866) 364-4688

RealEstate@EfficientMarkets.com

Acknowledgment of Disclosure Statement

I hereby acknowledge that I have received, read, and understood the information provided in the this disclosure statement.

Signature: _____

Name: _____

Title: _____

Date: _____

