

Internet Bidding Package



Register for auction at AARauctions.com with Member ID and Password.

Our staff will email via DocuSign link this Internet Bidding Packet to complete. Bidders will be notified if we have questions. Late registrations cannot be guaranteed approval to bid.



On the Monday the auction opens for bidding we will AUTHORIZE your credit card for the required deposit. Bidders will be Approved to bid starting at 10AM.

Please Note your online account will say, "Not Approved" until we "Approve" you to bid.



The silent auction website has a "dynamic ending" feature; if someone "sniper bids" on a lot at the scheduled end of the auction, the system will extend the clock two minutes to give everyone time to bid again.

It ain't over 'til it's over – Auctions are the only game in which you have to come in last to win!

HAPPY BIDDING!

Any questions may be directed to our office staff at 800-243-0061 or e-mail at info@AARauctions.com.

Note: An Internet Bidder Registration Package must be completed for each auction that you wish to participate.

AARauctions.com





ABSOLUTE AUCTIONS & REALTY

Absolute Auction Center • info@aaarauctions.com
P.O. Box 1739 • 45 South Avenue • Pleasant Valley, NY 12569
Ph: (845) 635-3169 or (800) 243-0061 • Fax: (845) 635-5140
www.AARauctions.com

REAL ESTATE ABSENTEE BID FORM / CREDIT CARD AUTHORIZATION FORM

CARDHOLDER NAME: _____	AUCTION DATE: _____
BILLING ADDRESS: _____	

DAYTIME PHONE: _____	EVENING PHONE: _____
VISA/MC/DISC #: _____	3-DIGIT CVV#: _____ EXP: _____

By signing this authorization form, I (hereafter "Buyer") agree to the following terms and conditions (Full Terms & Conditions are to be signed by Buyer prior to bidding):

1. All bidders are required to register prior to the auction at www.AARauctions.com and complete this Absentee Bid/Credit Card authorization form. Auctioneer reserves the right to decline registration if credit card authorization form is not received. Said credit card will be authorized \$3,000, to be able to participate in the real estate auction. Only in the event of a default by high bidder as outlined in #4 of the complete terms and conditions of the auction will the credit card be charged. Defaulting bidder authorizes this expense in advance and agrees not to attempt to reverse said charge for any reason whatsoever.

2. Every property is sold "as-is." Neither the auctioneer nor the seller makes any warranties or representations of any kind or nature with respect to said property. All sales are final. Brochure descriptions are for simple identification purposes only; there is no representation, expressed or implied, as to condition of property, warranty of title, right of access or suitability for a particular use. Buyer relies on his/her own inspection and judgement when bidding. Should a dispute arise after the auction, auctioneer's records shall be conclusive in all respects.

3 Buyer will be responsible for the total purchase price, including buyer's premium. Upon fall of the gavel, conclusion of the auction, the high bidder and back-up bidder, shall be provided electronically a completed purchase and sale agreement (sample provided on the AARauction.com webpage) reflecting their respective bids, and including the 10% buyers premium. The high bidder and backup bidder agree to sign their purchase & sale agreements (unaltered by successful bidder and back-up bidder). Failure to execute these documents and return to Absolute Auction & Realty, Inc office located at 45 South Ave. Pleasant Valley, NY 12569 on the following business day by 4pm e.s.t. shall be deemed a default by the bidder(s).

I agree not to attempt a chargeback on my credit card for any reason whatsoever.

SIGNATURE: _____

DATE: _____



Professional Auctioneers • Certified Appraisers
Licensed Real Estate Brokers in New York, New Jersey and Connecticut
Broker Jennifer Gableman, CAI, ATS



Terms and Conditions of Bidding and Purchase for Costa Rica Real Estate at Online Auction

Thank you for participating in today's auction. The auction will be conducted by Absolute Auctions & Realty, Inc. (AARauctions.com) on behalf of the owner of the real estate (the Seller(s)). The real estate offered for sale at auction (the real estate) is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection within the Internet Bidding Packet.

1. Registration. All bidders are required to have a valid passport and must register prior to the auction at www.AARauctions.com, complete an 'Internet Bidding Packet', tender a deposit of \$3,000 in cash, wire transfer or guaranteed funds made payable to - Absolute Auctions & Realty, Inc., and deliver/mail to Absolute Auction Center, 45 South Ave., P.O. Box 1739, Pleasant Valley, NY. In the event of a successful bid, bidder approves applying said funds toward the 10% buyer's premium downpayment. Auctioneer reserves the right to decline registration if forms are not completed.

2. Bid documents. Upon fall of the gavel, conclusion of the auction, the high bidder and back-up bidder, shall be provided electronically a completed "Sales Agreement" (samples provided on the AARauctions.com webpage) reflecting their respective bids, and including the 10% buyer's premium, the 10% downpayment + \$250 designated escrow agent. The high bidder and backup bidder agree to sign their Sale Agreements (unaltered by successful bidder and back-up bidder) and adhere to the closing date therein. Failure to execute these documents and return to Absolute Auction & Realty, Inc office located at 45 South Ave. Pleasant Valley NY 12069 on the following business day by 4pm E.S.T. shall be deemed a default by the bidder(s).

3. Buyer's premium & Seller's Escrow. 10% buyer's premium shall be added to the top bid to become part of the purchase price. Buyer's premium definition: the buyer's premium is that portion of the marketing commission(s) which is/are being paid by the buyer. It is clearly understood and agreed by both buyer and seller that the auctioneer is marketing these properties for the seller only. The full buyer's premium and a downpayment of 10% of the bid amount to the designated escrow agent (Alianz Escrow) + \$250 escrow agent services fee is due no later than 4:00 pm on the next business day following the auction. The successful bidder shall deliver the Buyer's Premium, by wire transfer, or guaranteed funds acceptable to auctioneer/marketer. Buyer's Premium funds shall be payable to Absolute Auctions & Realty, Inc. and deposited in an account designated by Absolute Auctions & Realty, Inc., for preservation of said funds. The successful bidder shall deliver, by wire transfer, guaranteed funds or credit card acceptable to Alianz Escrow, a separate, additional downpayment equal to ten percent (10%) of the bid price + \$250.00 service fee. Such additional downpayment to be credited to buyer at closing. Failure to fund said downpayments/fee described herein shall constitute immediate default by the high bidder.

4. Default: High bidder agrees that failure to acknowledge the Sale Agreement as outlined in #2 above, and, or, failure to fund the buyer premium and second downpayment/fee as outlined in #3 above shall constitute default. In the event of default, bidder acknowledges he or she shall forfeit all monies deposited. Seller shall retain all other remedies available by law. No additional acknowledgement by the defaulting buyer shall be required as a condition for auctioneer/marketer/seller to disperse forfeited funds.

5. Back up bidder: The back-up bidder agrees that his/her bid shall be kept open until such time as the buyer's premium/escrow agent downpayment/fee has been provided to auctioneer/broker/escrow agent by the high bidder. In the event the high bidder fails to provide the buyer's premium and second downpayment + designated escrow agent fee, the backup bidder shall become the high bidder and shall be obliged to provide the funds set forth herein, by 4:00 pm the following business day, upon notification by any means that he or she is now the successful bidder.

6. Closing documents. Seller shall provide a legally recordable deed in Costa Rica. Seller will deliver title of record.

7. Representations and warranties. Absolute Auctions and Realty, Inc., makes no representations or warranties with respect to the subject property, as same address zoning, site plan approval or other federal, state or local laws. Any maps, plats, surveys, site plans, subdivision maps or the like have been supplied by seller and auctioneer/marketer make no representation, warranties or guarantees with respect to locations, dimensions, track sizes, suitability for use,

or subsurface conditions.

8. Representation. By execution of this agreement the bidder acknowledges the auctioneer/marketer represent the seller, only, and the marketing commission paid in respect to this sale is identified as a buyer's premium as set forth in paragraph four above. This is a portion of commission paid by the buyer.

9. Determination of disputes. In the case of disputed bids, the auctioneer/marketer shall exercise his or her best discretion in determining the resolution of claims, and such decision is final. Such decision shall not be the subject of any post-auction claims. Auctioneer/marketer reserves the right to bid on behalf of buyers and/or sellers. No transfer shall be recognized from one buyer to another. In the event a dispute should arise after the auction, the auctioneer/marketer's records shall be conclusive. Bidder agrees that auction process related litigation shall be conducted in Dutchess County, NY and land title/property issues, if any, in Puntarenas, Costa Rica.

10. Privacy of auction. The auction is a privately conducted event, not open to the public and as such, auctioneer/marketer reserves the right to refuse admittance to any person.

11. Indemnity provisions. By execution of this agreement, bidder agrees to bear responsibility for any charges, claims or expenses incurred by reason of any violation, breach or default in respect to these terms and conditions, including, reasonable attorney's fees, court costs, the cost of re-sale, and re-marketing costs. The foregoing remedies are not exclusive.

12. General provisions. All bids tendered for auction are subject to the approval of the seller, unless stated otherwise. The provisions herein made cannot be altered except in writing, and any provision of this agreement shall be interpreted in accord with New York and Costa Rica Law wherever applicable. This agreement shall not be interpreted or construed in a manner which creates a negative inference based upon the fact that the marketer prepared the terms of auction and the seller prepared the sales agreement(s). Facsimile and e-signatures shall be considered binding. In such event any provision herein is deemed illegal, void or unenforceable by a court of law, it shall not impact the body or balance of the agreement.

13. Interpretation. Interpretation of this agreement shall be consistent with the sale agreement, it being the stated intent that this document and the sale agreement are to be read as integrated documents conferring the same rights and obligations.

14. Forfeiture Upon Default. In such event buyer fails to abide the terms and conditions set forth herein or fails to abide the obligations arising from the sale agreement executed in conjunction with this sale, buyer acknowledges he or she shall immediately forfeit all monies deposited. By execution of this agreement, bidder acknowledges this is a negotiated result, and the forfeiture of said sums of money do not constitute a penalty.

Date:	Date:
Print Name:	Print Name
Signature:	Signature:
Passport#/Country/Expiration:	Passport#/Country/Expiration:
Company:	Company:
Street:	Street:
City/Town:	City/Town:
State: Zip:	State: Zip:

Day phone:	Day phone:
E-mail:	E-mail:

SAMPLE. Complete this document digitally via email link from DocuSign.

PRIVATE SALES AGREEMENT

Auction Sale of Costa Rican Condominium Property

I, Sylvaine Pilault, of legal age, single, businesswoman, with Costa Rica Residency Card number 125000021700, resident of Ojochal de Osa, Puntarenas, acting under a power of attorney with sufficient authority to sell granted by Elizabeth Ruiz Martinez, a Nicaraguan citizen holding Costa Rican Residency Card No. 155800260823, acting on behalf of FINDING THE ONE SPOT S.A., with registered I.D. number 3-101-616168 hereinafter referred to as "THE SELLER," and _____, hereinafter referred to as "THE BUYER(S)," agree to the following:

1. Property

The Buyer agrees to purchase from the Seller the following property located in the County of Osa, Province of Puntarenas, Costa Rica:

Development / Phase	Condominio Vientos del Sur
Lot No.	VDS-018
Survey / Catastro No.	P-1459581-2010
Folio Real No.	83130-5

2. Purchase Price and Buyer's Premium

The Buyer was the successful bidder in the online auction conducted by Absolute Auctions & Realty, Inc. ("AAR"). The accepted bid price is US\$ _____ ("Bid Price"). A buyer's premium equal to ten percent (10%) of the Bid Price will be added to the Bid Price and paid to AAR. The Bid Price, the buyer's premium and the Escrow Agent fee are the total amount payable by the Buyer.

3. Payment and Closing

Within twenty-four (24) hours after the auction closes, the Buyer shall:

- pay AAR an amount equal to ten percent (10%) of the Bid Price, less any bid deposit already held by AAR. This amount represents the buyer's premium; and
- pay an additional deposit equal to ten percent (10%) of the Bid Price and a fee of US\$ 250.00 for services to the designated escrow agent. This ten percent (10%) deposit will be credited toward the Bid Price at Closing.

The remaining balance of the Bid Price shall be paid at Closing. Closing shall take place no later than forty-five (45) days after the auction date, unless the parties agree otherwise in writing. All payments shall be made in United States Dollars.

4. Title and Closing Costs

The Seller warrants that the Property will be transferred free of mortgages and other undisclosed encumbrances, subject to the registered condominium regime and HOA condominium regulations, easements, restrictions, and matters disclosed to the Buyer. The transfer will be completed by public deed and registered in the Costa Rican National Public Registry.

The Buyer shall pay the legal fees, transfer taxes, registry stamps, and other costs required to transfer the Property. The Seller shall cooperate fully to complete the transaction according to the agreed schedule.

5. Condition of the Property

The Property is sold in its present "AS IS" condition, to the extent permitted by Costa Rican law. The Buyer acknowledges having had the opportunity to inspect the Property and review its title, survey, condominium documents, access, utilities, land-use conditions, and other relevant information. Neither AAR nor its representatives make any warranty concerning the Property, its value, or its suitability for the Buyer's intended use.

6. Buyer's Obligations

The Buyer agrees to comply with the condominium bylaws and regulations, pay future condominium fees and local and national taxes from the date of Closing, and maintain the Property as required by the condominium rules.

In compliance with Articles 15, 15 bis, and 15 ter of Costa Rican Law No. 8204, the Buyer shall provide all documents required to confirm the Buyer's identity and the origin of the funds used in the transaction.

7. Default

If the Buyer fails to close for any reason other than the Seller's default, the deposit paid toward the Bid Price may be forfeited, to the extent permitted by law, and divided equally between the Seller and AAR. The buyer's premium will be handled by AAR in accordance with the auction terms.

If the Seller fails to close for a reason within the Seller's control, all amounts paid by the Buyer shall be returned. Any compensation owed by the Seller to AAR under their separate agreement remains the Seller's responsibility.

8. AAR's Role

AAR acts only as the auction marketing and online platform provider. AAR is not the owner of the Property, the closing agent, or the legal adviser of either party. AAR does not guarantee the operation of the online platform, any bid amount, or the value or future sale price of the Property.

9. Applicable Law

This Agreement and the transfer of the Property shall be governed by the laws of the Republic of Costa Rica. Any dispute between the Seller and Buyer concerning the Property or its transfer shall be submitted to the competent courts of Costa Rica. Any separate auction-related claim involving AAR shall be handled in accordance with the published auction terms.

10. Entire Agreement

This Agreement, together with the auction terms and Schedule A, contains the full agreement between the Seller and Buyer concerning this sale. Any change must be made in writing and signed by both parties. Electronic signatures and counterparts are valid.

11. Signatures

Executed on the _____ day of _____, 2026.

SELLER

BUYER(S)

Name: _____

Date: _____

Name: _____

Date: _____

SCHEDULE A PAYMENT SUMMARY

Auction Date	December 9, 2026
Bid Price	US\$
Buyer's Premium 10%	US\$
Escrow Agent Fee (Payable to Alianz Escrow)	US\$ 250.00
Total Amount Payable	US\$
Less - Auction Bid Downpayment to AAR	US\$
Less - Alianz Escrow Deposit 10% + \$250.00	US\$
Balance Due at Closing	US\$
Closing Deadline	45 DAYS FOLLOWING AUCTION DATE – JANUARY 22, 2027
Escrow Agent:	Alianz Escrow
Payment Instructions:	See Alianz Escrow contact details.

Transfer costs under Section 4 are payable by the Buyer in addition to the combined sale payment above.

Additional Terms: _____

A. Buyer Information

Full Name(s)	
Full Address	
Marital Status	
Occupation	
Citizenship	
Passport # / Country	
Email Address	
Telephone	

Please upload photo of
your Passport.

SAMPLE. Complete this document digitally via email link from DocuSign.