



HIGHEST AND BEST BID SALES RELEASE PROCESS

Thank you for your interest in 3312 McCurdy Street and/or 3322 McCurdy Street!

We are pleased to announce the sales release for both homes (the “Release”). If you are interested in participating in this opportunity to purchase (subject to prior sale in accordance with the following), please follow each of these 3 simple steps:

Step 1 – Pre-requisite Eligibility for Online Highest and Best Bid Form Submittal By May 1st

To participate in the sales Release, you will need to either submit **proof of cash** funds to our Online New Home Specialist, Trista Nixon or, if financing, you will need to complete the **online pre-application** with Michael Nasserfar with Movement Mortgage, Empire's Preferred Lender, no later than 5pm Sunday, May 1st. Contact information and application link below:

Online New Home Specialist:

Trista Nixon

mueller@empirecommunities.com

Empire Communities' Preferred Lender, Movement Mortgage:

Michael Nasserfar

michael.nasserfar@movement.com

[Apply Now](#)

Step 2 – Online Highest and Best Bid Offer Submittal starting May 2nd through May 4th

Empire will email a link to the Highest and Best Offer Submittal Form at 9am CST Monday, May 2nd. The minimum bid for each home is \$700,000. The prospective buyer will need to submit an offer that either meets or exceeds the minimum bid. Offer must be submitted on or before May 4th by 11:59 pm CST.

Step 3 – Highest and Best Bid Offer First Opportunity to Contract Announced May 6th

On May 6th, Empire will announce the opportunity to contract to the highest and best offer of the eligible prospective buyer who completed the online pre-application process with Empire's Preferred Lender or cash buyer who provided proof of funds. The designated prospective buyer will have until May 7th to enter into a contract based on their highest and best bid offer submitted in Step 2.

Thank you for your interest. We look forward to hearing from you soon!

*Buyer is not required to finance through preferred Lender to purchase a home; however, financed buyers must use preferred Lender for eligibility for this Release process, as well as satisfy all other eligibility criteria. Pre-selection of Seller's preferred lender, Michael Nasserfar, Movement Mortgage, NMLS#209485, 1313 Ranch Road 620 South, Suite 201, Austin, Texas, 78734 (“Preferred Lender”), for purposes of (address) is for convenience only. All loans are subject to underwriting and loan qualification of the lender. Services not available in all states. Rates, terms and conditions offered are subject to change without notice. Buyer is encouraged to independently review (3312 McCurdy Street and 3322 McCurdy Street) to their satisfaction prior to completing their Submission Form. Nothing reflected in this Release process is intended as a representation or warranty that the price paid for or the popularity of a particular home is any indication of current or future value of such home. All decisions of Seller are final and, in the event of a tie, other qualifying factors shall be considered for making the final determination. Complete details available upon request. Empire Communities reserves the right to terminate the program or change rules at any time. Please see an Empire Sales Agent for additional information. Specifications, terms, prices, features, dimensions, and availability subject to change without notice. E&O.E. April 2022.

