

POST-SALE BID BY ELIGIBLE BIDDER

(Civ. Code § 2924m)

Trustee Sale #: _____

Property Address: _____

1. The undersigned submits a post-sale bid of \$_____ to _____ (Trustee) for the purchase of the real property as described above. The bid is an irrevocable offer to purchase the real property on the terms and conditions set forth herein. Any second or subsequent bid by the same bidder or any other bidder for a higher amount shall be a cancellation of the prior bid.
2. The undersigned has tendered the entire bid in cashier's check (s) drawn on either a: state or national bank, state or federal credit union, state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in California.
3. The Trustee may deposit and hold the funds tendered pending receipt and review of all post-sale bids and finality of the sale and will refund the bid or return the cashier's checks if the undersigned is not the successful bidder. The undersigned waives any claim for payment of interest on the refund or any other sums if the undersigned is not the successful bidder.
4. The bid is accompanied by an Affidavit of Eligible Bidder in a form acceptable to the Trustee attesting to the bidder's eligibility under CA Civil Code 2924m(a)(3). The bid and the affidavit must be sent to the Trustee by certified mail, overnight delivery or other method that allows for confirmation of the delivery date and must be received by the Trustee no later than expiration of the time periods specified by CA Civil Code 2924m(c).
5. The Trustee disclaims any warranties or representations, expressed or implied, about the condition of the real property, the status of title, the effect of legal proceedings on the validity of the sale and or any other potential sale defects or irregularities. It is the bidder's responsibility to perform their own due diligence before submitting a bid. All properties are sold as-is in their present condition. Any sale is subject to the Trustees statutory rescission authority and any state or federal legal proceedings that may affect title, including but not limited to bankruptcy, civil, probate or asset forfeiture litigation.

Dated and signed this _____ day of _____, 200_ at _____, California

Name and title of authorized signor: _____

Name of eligible bidder entity: _____

Address of eligible bidder: _____

Telephone # of eligible bidder: _____