

# Online Bidder Information



New to Internet Bidding? Here is some info to help you bid using your computer or other device.

All internet bidding will take place at [hkkeller.hibid.com](http://hkkeller.hibid.com).

This auction is called a Simulcast Auction. It allows you to see and hear us as we sell the property in real time. 5 Minutes before 11am on Saturday, September 11th, there will be a flashing **Bid Live** button. Click on the **Bid Live** button and it will open a page showing the property being sold and the current bid.

There will be a **Live Audio/Video** button you can select to see and hear us as we take your bids. Online bidding is available now until the auctioneer says "Sold". The auctioneer may take bids simultaneously from internet bidders, on-site bidders and phone bidders who have called in. If at anytime you are experiencing bidding issues during the pre-bidding or while the auctioneer is taking bids live, give us a call at 717-725-4287 or 717-951-3861.

There is a 10% buyer's premium paid by the buyer on the winning bid. The winning bid plus the 10% buyer's premium will comprise the total purchase price.

The real estate transfer taxes will be calculated on the total purchase price. The buyer pays both transfer taxes.

Prior to bidding, you will need to create an account and register for the auction. After you register to bid online, any bids will show as pending until one of our staff communicates with you. Give us a call if you need assistance with registering.

Only the registered bidder, POA, or contracted agent may bid using the registered account, unless arrangements with H.K. Keller have been made.

To receive permission for bidding, please call our office at 717-879-0110.

If you are an online bidder and your bid wins the property, we will contact you for payment information. We will also send a Purchase Agreement and Seller's Property Disclosure Statement to sign electronically or to print, sign, scan and return via email. These documents should be completed and returned as soon as possible. Please call us if you need assistance.

Online bidders will have 24 hours from the conclusion of the auction to pay the down payment via wire transfer or cashier's check unless prior arrangements have been made with the H.K. Keller.

H.K. Keller will pay a 3% commission to a real estate brokerage securing the winning bidder. The 3% commission is calculated on the purchase price. The high bid and the 10% buyer's premium will comprise the purchase price. The signed Bidder Registration Form must be submitted to H.K.

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Keller prior to the live auction.

There are items in the online auction for informational and practice bidding purposes. We recommend bidding in Lot 5 “Practice Bidding Here” prior to the auction to make sure you are able to bid and don’t miss out. You will not be charged for bidding in the practice lot. The real estate is being sold in Lot 10.