



# **YARDI SYSTEMS**

## **Submitting a Bid on HUDHomestore.com**



**U.S. Department of  
Housing and Urban Development**

January 2012

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430 South Fairview Avenue  
Santa Barbara, CA 93117

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- Click **Search**. A list of the properties that meet your search criteria appears.

TUESDAY, DECEMBER 20, 2011

HUD.GOV/HUDHomes  
U.S. Department of Housing and Urban Development

Home HUD News Resources NAID Application Find a Broker Property Contacts Bid Results FAQ

Search Properties Recent Listings (0) Recent Searches (1)

\*State: GA County: City: Zip Code: Street: Price From - To: Bedrooms: Any Bathrooms: Any

Buyer Type: All Status: All Property Case #: Search Clear

\*Required field, except if Property Case # is entered

Search Results for HUD Homes in GA 1 | 2 | 3 | 4 | 5 | Next | Last |

551 listings found List Gallery Save Search Email Search View Map Export to Display: 10

Property Case	Address	Price	Status	Bed	Bath	Listing Period	Bid Open Date	Details
<a href="#">101-</a>	Hephzibah, GA 30815 Richmond County	\$78,300		3	2.00	Extended	12/21/2011	View Street Map it Email Info <span>Save</span>
<a href="#">101-</a>	Douglasville, GA 30135 Douglas County	\$41,000		3	2.00	Extended	12/21/2011	View Street Map it Email Info <span>Save</span>
<a href="#">101-</a>	Macon, GA 31210 Bibb County	\$49,600		3	2.00	Extended	12/21/2011	View Street Map it Email Info <span>Save</span>

- In the **Property Case** column, click the case number link for the property. The **Property Details** screen appears.

The screenshot displays the HUD.GOV/UDHomes website interface. At the top, it shows the date 'TUESDAY, DECEMBER 20, 2011' and navigation links for 'Login' and 'Register'. The main header includes 'HUD.GOV/UDHomes' and 'U.S. Department of Housing and Urban Development'. A navigation bar contains links for 'Home', 'HUD News', 'Resources', 'NAID Application', 'Find a Broker', 'Property Contacts', 'Bid Results', and 'FAQ'. The main content area is titled 'Property Details' and features the case number '101-452282'. It lists 'Eligible Bidders: All Bidders', 'Bid Submission Deadline: Daily at Midnight CST', and 'Bid Submission Time Remaining: 8 Hours 43 Minutes'. A note states: 'Availability of home is subject to the Asset Manager accepting a bid from an earlier bid period or removing the home from the market.' Below this are tabs for 'Property Info', 'Addendums', 'Maps', and 'Agent Info'. The 'Property Info' tab is active, showing a photo of a house and two columns of details: 'Property Information' (Address: 1356 King Arthur Dr, Macon, GA 31210, Bibb County; Appraisal Date: 04/15/2011; Bed Bath: 3/2.00; Total Rooms: 6; Square Feet: 1904; Year: 1974; Property Design: ; Parking: Driveway; HOA Fees: \$0.00) and 'Listing Information' (List Date: 09/21/2011; Listing Period: Extended; Period Deadline: 12/31/2011 11:59:59 PM CST; List Price: \$49,600.00; As-Is Value: \$62,000.00; FHA Financing: IE (Insured Escrow); 203K Eligible: Yes; Repair Escrow: \$2,475.00). At the bottom, there are two buttons: 'First Time BUYER? Find a Broker' and 'HUD registered BIDDER? Submit an Offer'. An arrow points to the 'Submit an Offer' button.

5. Click **Submit an Offer**.

The **NAID Verification for Selling Brokers, Nonprofits or Government Organizations** screen appears (see next page). Confirm your purchaser is eligible to place a bid on this property by referring to the Eligible Bidders information on that screen.

TUESDAY, DECEMBER 20, 2011

HUD.GOV/HUDHomes  
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**NAID Verification For Selling Brokers, Nonprofits, Or Government Organizations**

This is the starting point for placing a bid on a HUD Home. To place a bid, you need a NAID. NAIDs (a HUD term for Name Address Identifier) are issued to Real Estate professionals and various Nonprofit and Government organizations to enable them to place bids on HUD homes. Individuals should use the "Find a Broker" link above to find a Selling Broker who can make a bid on their behalf. Selling Brokers should first have their principal broker register the organization's NAID with HUDHomestore.com. After this initial registration, individual selling agents and associate brokers can register their license numbers with HUDHomestore.com

Case Number: 101-XXXXXX [Back to Property Details](#)

**Eligible Bidders:** All Bidders

**Bid Submission Deadline:** Daily at Midnight CST

**Bid Submission Time Remaining:** 8 Hours 37 Minutes

**Property Information**

**Address:** Macon, GA 31210  
Bibb County

**List Price:** \$49,600.00

**The following can submit a bid on this property:**

- > HUD-Registered Selling Brokers
- > HUD-Registered Government Agencies
- > HUD-Registered Nonprofits

**NAID Type:** Select

**NAID:**

Type the characters you see in the picture below. (Characters are case-sensitive)

EObHV

[Try a new code](#)

Eligible Bidders

- In the **NAID Type** field, select either **Government Agency, Nonprofit, or Selling Broker**.
- Type your **NAID**.
- If you are a Selling Broker or Selling Agent, type your own personal Real Estate license number.



Do not use any other Real Estate license number except your own, the one you registered with. If you place a bid using someone else's Real Estate license number, only they will be able to withdraw or modify your bid. You will not be able to see or work with the bid when you log in to HUDHomestore and review your bids.

- Type the security code. The security code is case-sensitive and the letters must be typed exactly as you see them. If you have difficulty with the system accepting the code that you type, click the **Try a new code** link.
- Click **Submit**. The **Bid Submission** screen appears.

Type the characters you see in the picture below.  
(Characters are case-sensitive)

wFWTP [Try a new code](#)

[Already Registered? Click here to log in.](#)

\* Required field

## Filling in the Bid Screen

**Bid Submission**

[Click here to see a short video on Entering a Bid.](#)

HUD Case Number: 101 [REDACTED]

Address: [REDACTED]  
Macon, GA 31206  
Bibb County

Sale Type: IE (Insured Escrow)

List Price: \$31,500.00

1. Purchaser(s) agree to purchase on the terms set forth herein, the following property, as more particularly described in the deed conveying the property to the Secretary of Housing and Urban Development.

3. \* The agreed purchase price of the property is: \$ [REDACTED]

4. \* Purchaser is:

applying for HUD/FHA insured financing 203(b) involved.

applying for HUD/FHA insured financing 203(b) repair escrow involved.

applying for HUD/FHA insured financing 203(k) involved.

paying cash, or applying for conventional or other financing not involving HUD/FHA.

5. \* Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed: \$ [REDACTED]

6a. \* Upon sales closing, Seller agrees to pay to the broker identified below a commission (including selling bonus, if offered by the seller) of: \$ [REDACTED]

6b. \* If broker identified below is not the broad listing broker, broad listing broker will receive a commission of: \$ [REDACTED]

7. The net amount due Seller is (Purchase price [Item 3], less Items 5 and 6) \$ [REDACTED]

8. \* Purchaser is:

Owner-Occupant (will occupy this property as primary residence)

Investor

Nonprofit Organization (should be a HUD approved Non Profit Agency)

Other Government Agency

10. \* If seller does not accept this offer, Seller

may hold such offer as a back-up to accepted offer

may not hold such offer as a back-up to accepted offer

11. Purchaser Information

Primary Purchaser Information	Secondary Purchaser Information
<p>* Purchaser Is: <input type="radio"/> Individual <input type="radio"/> Business</p> <p>* SSN/EN Number: [REDACTED]</p> <p>* Confirm SSN/EN Number: [REDACTED]</p> <p>Company Name: [REDACTED]</p> <p>* First Name: [REDACTED]</p> <p>Middle Name: [REDACTED]</p> <p>* Last Name: [REDACTED]</p> <p>* Address: [REDACTED]</p> <p>* City: [REDACTED]</p> <p>* State: [REDACTED]</p> <p>* Zip Code: [REDACTED]</p>	<p>SSN/EN Number: [REDACTED]</p> <p>Confirm SSN/EN Number: [REDACTED]</p> <p>First Name: [REDACTED]</p> <p>Middle Name: [REDACTED]</p> <p>Last Name: [REDACTED]</p> <p>Address: [REDACTED]</p> <p>City: [REDACTED]</p> <p>State: [REDACTED]</p> <p>Zip Code: [REDACTED]</p>
<p><b>Selling Agent Information</b></p> <p>Last Name: [REDACTED]</p> <p>First Name: [REDACTED]</p> <p>Real Estate License: [REDACTED]</p> <p>Broker NAD: [REDACTED]</p> <p>Phone No: (999) 999-9999</p> <p>Fax No: [REDACTED]</p> <p>E-mail address: [REDACTED]</p>	

If this bid is awarded, you are responsible for presenting the original signed contract and all addenda to the asset manager within two (2) business days of bid award notification.

Back
Clear
Continue

1. Complete all sections of the **Bid Submission** screen and click **Continue**. The **Bid Summary** screen appears (see next page).



If you stay more than 15 minutes on this screen without clicking the **Continue** button, the screen will time out and you will need to start the bid process all over again.

## Bid Summary

Your bid will be submitted once you click the Confirm button. To check the status of your bid after you confirm it, you need to log in as a Bidder.

Your bid has not yet been submitted. Review the information below. To complete the bid submission, click the 'Confirm This Bid' button at the bottom of the screen.

### Property Information

HUD Case Number: 101-XXXXXX	Sale Type: IE (Insured Escrow)
Address: XXXXX-XXXX-XXXX	List Price: \$31,500.00
Macon, GA 31206	
Bibb County	

### Bid Information

3. The Agreed purchase price of the property is:	\$40,000.00
4. Purchaser is paying cash, or applying for conventional or other financing not involving HUD/FHA	
5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed:	\$500.00
6a. Upon sales closing, Seller agrees to pay to the broker a commission (including selling bonus, if offered by seller) of:	\$1,250.00
6b. Upon sales closing, Seller agrees to pay to the broad listing broker (if broker identified is not the broad listing broker):	\$1,250.00
7. The net amount due Seller is (Purchaser price [Item 3]) less Items 5 and 6	\$37,000.00
8. Purchaser is: <b>Owner-Occupant</b>	
10. Offer may be used as a back-up offer.	

### Purchaser Information

<b>Primary Purchaser</b>		<b>Secondary Purchaser</b>	
SSN/EN Number:	999-99-9999	SSN/EN Number:	
Last Name:	Smith	Last Name:	
First Name:	John	First Name:	
Middle Name:		Middle Name:	
Address:	123 Main Street Anytown GA 99999	Address:	
Company Name:			

#### Selling Agent Information

Last Name: [Redacted]  
 First Name: Broker  
 Real Estate License: 8888888  
 Broker NAID: XXDEMO0101  
 Phone No.: (999) 999-9999  
 Fax:  
 Email: [Redacted]

### Certifications

The HUD registered broker or its representative hereby certifies and assures that he/she has read, understands, and will comply with the regulations, guidelines, and requirements with respect to entering bid information on behalf of the purchaser(s) for the subject property being offered for sale. Also, the HUD registered broker or its representative gives assurances and certifies that:

- The purchaser has received a pre-qualification letter from a lending institution if the purchase is to be mortgaged. If paying cash, the purchaser has received certification from a financial institution stating that sufficient funds are available to complete the purchase.
- The original signed contract, including all addenda, will be delivered to the asset manager within two (2) business days of being notified of the bid award.
- The earnest money deposit will be submitted with the Sales Contract.
- A copy of the purchaser's driver's license (or an acceptable form of photographic identification) and social security card or employer identification number, if applicable, has been obtained to verify the purchaser(s) identity.
- The name(s) and identification number(s) will be entered on the bid site as they legally appear on the driver's license and social security card.

Whoever, for the purpose of obtaining any loan or advance of credit from any person, partnership, association, or corporation with the intent that such loan or advance of credit shall be offered to or accepted by the Department of Housing and Urban Development for insurance, or for the purpose of obtaining any extension or renewal of any loan, advance of credit, or mortgage insured by such Department, or the acceptance, release, or substitution of any security on such a loan, advance of credit, or for the purpose of influencing in any way the action of such Department, makes, passes, utters, or publishes any statement, knowing the same to be false, or alters, forges, or counterfeits any instrument, paper, or document, or utters, publishes, or passes as true any instrument, paper, or document, knowing it to have been altered, forged, or counterfeited, or willfully overvalues any security, asset, or income, shall be fined under this title or imprisoned not more than two years, or both.

### Acceptance of Terms & Conditions

Property listings could include technical inaccuracies or typographical errors. Also, properties may contain zoning and code violations as well as defects which could affect the purchaser's health or safety. **It is the purchaser's responsibility** to satisfy himself as to accurate information and property condition, including any possible zoning and code violations.

- HUD reserves the right to reject any and all offers and to waive any informality or irregularity in any bid offers.
- The listing price is HUD's determination of **fair market value**.
- HUD reserves the right, in its sole discretion, to accept offers less than listing price, but only the highest net acceptable offer will be considered.
- HUD may accept the offer giving the **greatest net return**.
- HUD reserves the right to withdraw any and all listed properties prior to the bid opening.
- Accuracy of information contained in property listings is not guaranteed.
- The seller has not lived in the property for at least one hundred eighty (180) days prior to the date of receiving an offer for the subject property. Hence, the seller does not have the requisite personal knowledge to make accurate disclosure about the property.

All HUD homes are sold in "AS IS" condition. We encourage you to make your offer contingent upon a satisfactory inspection by making the Professional Property Inspection form part of your offer. Equipment found to be working upon initial inspection is NOT warranted upon closing.

By checking this box, you agree to the terms and conditions listed above.

Prior to submitting your bid, a check will be made to confirm the availability of the property. If this property is no longer available for bidding, you will receive a message that your bid was not submitted.

By clicking 'Confirm This Bid' I certify that I have read and understand the above fraud warning. I certify that the information contained herein is true and correct to the best of my knowledge.

Back
Confirm This Bid



Make sure everything is correct. If you need to change something, click the **Back** button to return to the **Bid Submission** screen. On that screen, you can make your correction, then click **Continue**.

- To submit the bid, select the **Acceptance of Terms and Conditions** check box (see arrow above), then click **Confirm This Bid**. The **Bid Acknowledgement** screen appears.

**Bid Acknowledgement**  
 Your bid has been successfully submitted. Please print this page. To change, cancel, or check the status of your bid, you need to log in as a Bidder.

[Print Sales Contract](#) | [Print Bid Acknowledgement](#)

**Your Bid has been Successfully Submitted.**  
 Confirmation number: [REDACTED]  
 Current System Time: 12/20/2011 4:34:20 PM CST

**Property Information**

HUD Case Number: 101- [REDACTED] Address: [REDACTED] Macon, GA 31206 Bibb County	Sale Type: IE (Insured Escrow) List Price: \$31,500.00
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Your bid has been successfully submitted. Please print this page. You need to provide your confirmation number when inquiring about this bid. If this bid is awarded, you are responsible for delivering the original signed contract and all addenda within two (2) business days of being notified of the bid award.

**Bid Summary**

3. The Agreed purchase price of the property is:	\$40,000.00
4. Purchaser is paying cash, or applying for conventional or other financing not involving HUD/FHA	
5. Seller will pay reasonable and customary costs, but not more than actual costs, nor more than paid by a typical Seller in the area, of obtaining financing and/or closing (excluding broker's commission) in an amount not to exceed:	\$500.00
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8. Purchaser is: <b>Owner-Occupant</b>	
10. Offer may be used as a back-up offer.	

**Purchaser Information**

<b>Primary Purchaser</b> SSN/EIN Number: XXX-XX-9999 Last Name: Smith First Name: John Middle Name: Address: 123 Main Street Anytown GA 99999 Company Name:	<b>Secondary Purchaser</b> SSN/EIN Number: Last Name: First Name: Middle Name: Address: Company Name:
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**Selling Agent Information**

Last Name: [REDACTED]  
 First Name: Broker  
 Real Estate License: [REDACTED]  
 Broker NABID: [REDACTED]  
 Phone No.: [REDACTED]  
 Fax: [REDACTED]  
 Email: [REDACTED]

**Certifications**

The HUD registered broker or its representative hereby certifies and assures that he/she has read, understands, and will comply with the regulations, guidelines, and requirements with respect to entering bid information on behalf of the purchaser(s) for the subject property being offered for sale. Also, the HUD registered broker or its representative gives assurances and certifies that:

1. The purchaser has received a pre-qualification letter from a lending institution if the purchase is to be mortgaged. If paying cash, the purchaser has received certification from a financial institution stating that sufficient funds are available to complete the purchase.
2. The original signed contract, including all addenda, will be delivered to the asset manager within two (2) business days of being notified of the bid award.
3. The earnest money deposit will be submitted with the Sales Contract.
4. A copy of the purchaser's driver's license (or an acceptable form of photographic identification) and social security card or employer identification number, if applicable, has been obtained to verify the purchaser(s) identity.
5. The name(s) and identification number(s) will be entered on the bid site as they legally appear on the driver's license and social security card.

Whoever, for the purpose of obtaining any loan or advance of credit from any person, partnership, association, or corporation with the intent that such loan or advance of credit shall be offered to or accepted by the Department of Housing and Urban Development for insurance, or for the purpose of obtaining any extension or renewal of any loan, advance of credit, or mortgage insured by such Department, or the acceptance, release, or substitution of any security on such a loan, advance of credit, or for the purpose of influencing in any way the action of such Department, makes, passes, utters, or publishes any statement, knowing the same to be false, or alters, forges, or counterfeits any instrument, paper, or document, or utters, publishes, or passes as true any instrument, paper, or document, knowing it to have been altered, forged, or counterfeited, or willfully overvalues any security, asset, or income, shall be fined under this title or imprisoned not more than two years, or both.

Print Sales Contract

Print Bid Acknowledgement

3. Click the **Print Bid Acknowledgement** link to print the bid. This creates a PDF you can open or save. Always print a copy of the bid acknowledgement, and save a copy on your computer.



It is important to record the Bid Confirmation number. This is the number that is used to track the bid.

4. If you want to print the sales contract, click the **Print Sales Contract** link at the top of the screen. This creates a PDF that you can open or save.



An Asset Manager may require you to use their version of the sales contract rather than the form on HUDHomestore. Check with the Asset Manager to see which version they want submitted.

5. Click **Home** to return to perform another property search.