



Your guide to registering and bidding

Buying at auction has never been easier

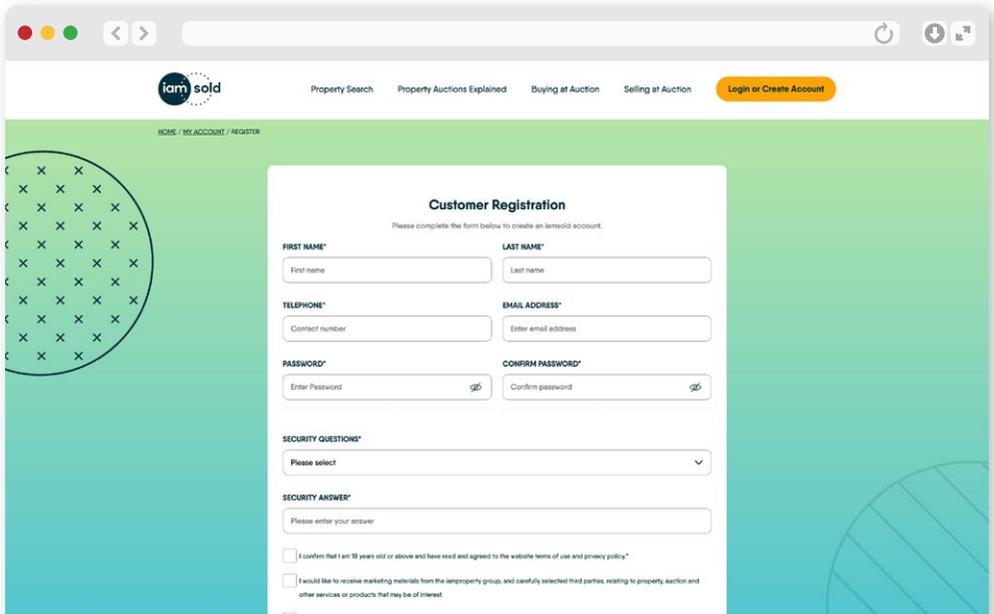
Our registration process has been designed to give everyone involved peace of mind, confidence and security. Follow these simple steps to ensure we have everything we need to get you approved and placing bids as quickly as possible.

Step one: Create an iamsold online account

Creating an account allows you to:

- Create watch lists with saved properties you are interested in
- View property specific Buyer Information Packs – these provide important information that you will want to consider before making a bid
- Keep track of your bidding activity
- Save Solicitor details for quick and easy instruction if you are the successful bidder
- Set up marketing preferences

We will send you an email to verify your email address. *(Please check your junk folder if you don't receive it!)*



The screenshot shows a web browser window displaying the iamsold website. The navigation bar includes links for Property Search, Property Auctions Explained, Buying at Auction, and Selling at Auction, along with a 'Login or Create Account' button. The main content area is titled 'Customer Registration' and contains a form with the following fields:

- FIRST NAME***: Input field for 'First name'
- LAST NAME***: Input field for 'Last name'
- TELEPHONE***: Input field for 'Contact number'
- EMAIL ADDRESS***: Input field for 'Enter email address'
- PASSWORD***: Input field for 'Enter Password' with a strength indicator
- CONFIRM PASSWORD***: Input field for 'Confirm password' with a strength indicator
- SECURITY QUESTIONS***: A dropdown menu with 'Please select' and a downward arrow.
- SECURITY ANSWER***: Input field for 'Please enter your answer'

Below the form, there are three checkboxes for terms and conditions:

- I confirm that I am 18 years old or above and have read and agreed to the website terms of use and privacy policy.*
- I would like to receive marketing materials from the iamsproperty group, and carefully selected third parties, relating to property, auction and other services or products that may be of interest.
- I understand that only funds to purchase iamsold are accepted for trading and marketing purposes.*



Quick note! If you are using a Hotmail account, emails can take a little longer to come through.

When you log in for the first time, you will be asked to provide some additional details to complete your profile.

From your profile you can also change your password or security question, manage additional buyers and preferred Solicitors.

The screenshot displays the 'iam sold' user dashboard. At the top, there is a navigation bar with links for 'Property Search', 'Property Auctions Explained', 'Buying at Auction', 'Selling at Auction', and a 'My account' button. The main header area features a personalized welcome message: 'Hi Deborah, Welcome'. Below this, a search bar allows filtering by 'LOCATION' (Newcastle or NE1), 'PRICE RANGE' (Any Price), 'NO. OF BEDS' (Any Beds), and 'PROPERTY TYPE' (Show All), with a 'Search' button.

The dashboard is divided into four activity cards:

- Watch list:** 48 items. Description: 'Manage your watchlist of properties you love!'. Link: 'View all'.
- Bid Registrations:** 37 items. Description: 'Manage and check on the progress of your bidding registrations'. Link: 'View all'.
- Bidding on:** 2 items. Description: 'Check up on properties you've already placed a bid on - are you the highest bidder?'. Link: 'View all'.
- Won Properties:** 6 items. Description: 'See properties you've won at auction'. Link: 'View all'.

A 'Profile overview' section indicates that the user's profile is 100% complete. It includes buttons for 'Edit profile' and 'View notifications'.

Three utility cards are present:

- Manage Additional Buyers:** 'If you frequently buy with someone else, add them here for easy bidding registrations.' Link: 'Find out more'.
- Manage My Solicitors:** 'Add, modify or remove preferred Solicitors so you can add their details quickly to any bidding registration.' Link: 'Find out more'.
- Manage Alerts:** 'Get updates on the latest properties matching your search criteria, so you never miss an opportunity or your dream property!' Link: 'Find out more'.

An 'Alert notifications' section shows 110 unread notifications. The list includes:

- 08/02/2023:** Pending. Your bid has been placed: You've successfully placed a bid on 18 Sun Lane, Woodbridge. [View property](#)
- 06/02/2023:** Pending. You've been outbid: You've been outbid on 28 Weirs Lane, Oxford. [Bid Again](#)
- 06/02/2023:** Pending. Your bid has been placed: You've successfully placed a bid on 28 Weirs Lane, Oxford. [View property](#)

You can see additional information such as watch lists, pending bid applications, won properties and notifications relating to properties you have saved or are bidding on.

The screenshot displays the 'iam sold' website interface. At the top, there is a navigation bar with the logo and links for 'Property Search', 'Property Auctions Explained', 'Buying at Auction', 'Selling at Auction', and a 'My account' button. Below the navigation bar, the page title is 'Bid Registrations'. A sub-header reads: 'Make sure you register as early as possible, as it can take some time to approve you to bid.' Below this, a list of 'What things mean:' includes: 'Incomplete = Not completed or there are changes to the T&Cs to re-sign', 'Pending = We will approve you to bid as soon as possible', 'Approved = You're approved - 'Bid to Purchase' when the auction is live', and 'Unsuccessful = Someone will be in touch to try and get you approved'. The main content area features a grid of property cards. Each card includes a status badge (e.g., 'Incomplete', 'Pending', 'Approved'), a property title, address, and starting bid. Progress bars indicate the completion status of the registration process. A 'Load More' button is located at the bottom of the grid. Below the grid, a 'Useful Links' section contains three cards: 'Manage Additional Buyers' (with a pound symbol icon), 'Manage My Solicitors' (with a gear icon), and 'Set up property alerts' (with a bell icon). Each card includes a brief description and a 'Find out more' button.

iam sold Property Search Property Auctions Explained Buying at Auction Selling at Auction My account

HOME / MYACCOUNT / BID REGISTRATIONS

Bid Registrations

Make sure you register as early as possible, as it can take some time to approve you to bid.

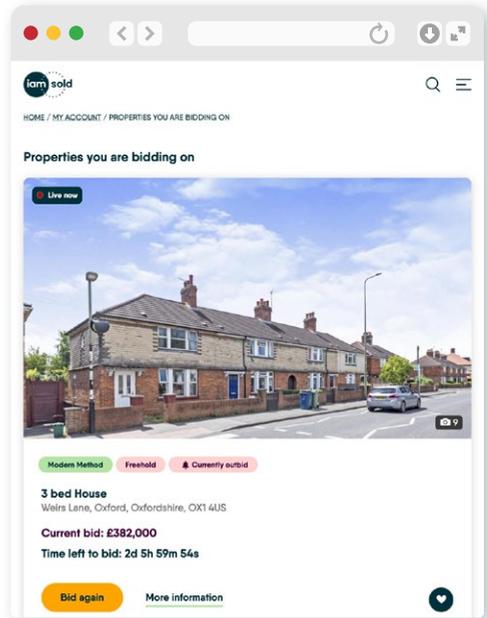
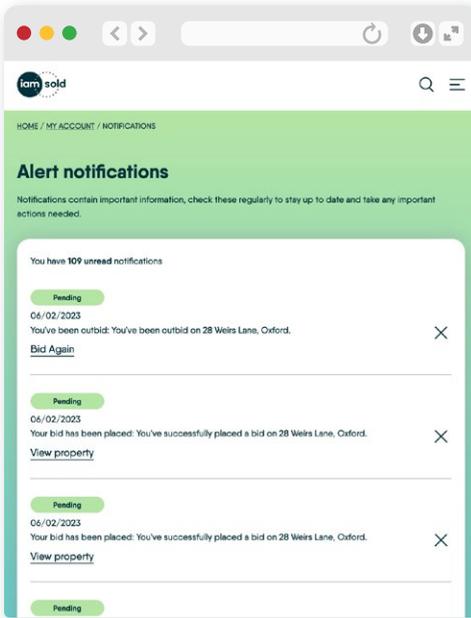
What things mean:
Incomplete = Not completed or there are changes to the T&Cs to re-sign
Pending = We will approve you to bid as soon as possible
Approved = You're approved - 'Bid to Purchase' when the auction is live
Unsuccessful = Someone will be in touch to try and get you approved

Incomplete 3 bed Bungalow Saxmundham Road, Woodbridge, Suffolk, IP13 9BU Starting Bid: £375,000 Continue registration View property	Incomplete 5 bed House Percy Road, Whitley bay, Tyne and Wear, NE26 2AY Starting Bid: £275,000 Continue registration View property	Incomplete 3 bed House Station Road, Wighton, Cumbria, CA7 9BA Starting Bid: £135,000 Continue registration View property
Incomplete 2 bed Flat/Apartment Glasgow Road, Dumbarton, Dumbartonshire, G82 1JN Starting Bid: £70,000 Continue registration 50% complete	Incomplete 3 bed House St. Patricks Road, Doncaster, South Yorkshire, DN2 5EP Starting Bid: £180,000 Continue registration View property 50% complete	Incomplete 1 bed Flat/Apartment Station Road, Bailley, West Yorkshire, WF17 5SP Starting Bid: £35,000 Continue registration View property 50% complete
Incomplete 2 bed House Wilsone Close, Hayes, Middlesex, UB4 9RL Starting Bid: £400,000 Continue registration View property 50% complete	Pending 4 bed Bungalow Ashwood Drive, Leeds, West Yorkshire, LS27 7AG Starting Bid: £230,000 View property 100% complete	Pending 1 bed Commercial Property Northgate, Dewsbury, West Yorkshire, WF13 1DZ Starting Bid: £225,000 View property 100% complete
Pending 4 bed House Western Way, Newcastle upon tyne, Tyne and Wear, NE20 9ND Starting Bid: £450,000 View property 34% complete	Approved 3 bed House The Fairway, Slough, Berkshire, SL1 8DS Starting Bid: £800,000 View property 100% complete	

Load More

Useful Links

Manage Additional Buyers If you frequently buy with someone else, add them here for easy bidding registrations. Find out more	Manage My Solicitors Add, modify or remove preferred Solicitors so you can add their details quickly to any bidding registration. Find out more	Set up property alerts Get alerts when we have new properties matching your search criteria, so you never miss an opportunity on your dream property! Find out more
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Step two: Preparing to bid



Important! Before bidding we always recommend viewing any property you are considering. You can book your viewing through the Estate Agent and afterwards our team will be in touch to discuss your feedback and potential interest in bidding.

If you plan to bid, you need to carry out your own research before proceeding. To help you, each property has a Buyer Information Pack, and we highly recommend that this information is reviewed carefully before bidding. It's also advisable to review the pack with a Solicitor.

To download the pack, just log in and you will see an option to download on the property page.

Information will be available about how your chosen property is being sold; this will either be via Traditional or Modern Method of Auction.

You need to ensure you can meet the requirements of the auction terms and conditions before bidding, specifically ensuring you have the necessary funds available for any deposit/fees.





Step three: Registering to bid on a property

To register to bid, you need to log in to your account and go to the property you are interested in. From here, there is an option to “Bid to purchase”.

You will be taken through an online process to complete the registration.

The screenshot shows the 'Confirm Details' step of the registration process. The page has a green header with the 'iam sold' logo and navigation links: 'Property Search', 'Property Auctions Explained', 'Buying at Auction', 'Selling at Auction', and 'My account'. Below the header, there are three tabs: '1 Confirm Details' (active), '2 Solicitor Details', and '3 Terms'. The main content area is titled 'Confirm Details' and includes a sub-heading 'Your Details & Address'. A note states: 'To start your bidding registration, we first need some personal details about you and your buying position.' The form contains several fields: 'TITLE*' (dropdown menu with 'Miss' selected), 'FIRST NAME*' (text input with 'Deborah'), 'LAST NAME*' (text input with 'Watson'), 'TELEPHONE*' (text input with '0781299994'), and 'EMAIL ADDRESS*' (text input with 'deborah.watson@googlemail.com'). There is a red warning icon and text: 'Please enter your name as it appears on your passport/driving licence or alternative ID document.' Below these are fields for 'HOUSE NUMBER', 'HOUSE NAME' (dropdown with 'House Name'), 'ADDRESS LINE 1*' (text input with '100 Street'), 'ADDRESS LINE 2', 'TOWN / CITY*' (text input with 'GATEHEAD'), 'POSTCODE*', 'COUNTRY*' (dropdown with 'United Kingdom'), and 'OCCUPATION' (dropdown with 'Solicitor'). A 'Postcode search' link is located below the 'COUNTRY*' field.

a. Confirm your details

The screenshot shows the 'Solicitor Details' step of the registration process. The page has a green header with the 'iam sold' logo and navigation links: 'Property Search', 'Property Auctions Explained', 'Buying at Auction', 'Selling at Auction', and 'My account'. Below the header, there are three tabs: '1 Confirm Details', '2 Solicitor Details' (active), and '3 Terms'. The main content area is titled 'Solicitor Details' and includes a sub-heading 'Select a solicitor you have added'. A note states: 'Auction sales are quicker, so it's important to have a Solicitor ready to act on your behalf before the auction so you can instruct them quickly to meet completion timescales.' There is a dark blue callout box on the right that says: 'Would you like to receive a quote? If you don't yet have a Solicitor and would like a quote, our friendly team can provide one for you.' Below the note, there is a grid of six solicitor cards, each with a 'Select' button. The cards are: 1. 'dfigf fgfg' (111, SEAHAM, SEAHAM, SR7 BRG, Phone number: 01234567890); 2. 'dtd dtdg' (111, SEAHAM, SEAHAM, SR7 BRG, Phone number: 01234567890); 3. 'Tester Test' (Mkarrington and Co., GATEHEAD, GATEHEAD, NE15 6NF, Phone number: 0197365882); 4. 'Test Tester' (Test and Sons Ltd., Test and Son Ltd, GATEHEAD, NE15 6NF, Phone number: 0197365882); 5. 'John Smith' (Test Corp., 1, 1, 1, Phone number: 0123456789); 6. 'Jonny Five' (505 St. Lincoln, London, London, E1 9PT, Phone number: 0123456789); 7. 'John Smith' (Test Corp., 1, 1, 1, Phone number: 0123456789); 8. 'John Smith' (Test Corp., 1, 1, 1, Phone number: 0123456789); 9. 'john doe' (Johns and Sons, Manchester - Manchester, M15 4JH, Phone number: 0123456789).

b. Provide Solicitor details

You can add a Solicitor or request a quote.

Terms of Purchase

Make sure you read and fully understand all Terms and Conditions and your obligations, should you be the winning bidder, before registering to bid on a property. Tick the boxes below, and then carefully read and digitally sign the documents that will appear.

I hereby confirm acceptance that this property is for sale by the Modern Method of Auction, I acknowledge, agree and accept that I will become legally bound by the **Terms & Conditions** of Iamsold's online auction from the moment I register and place a bid on the Property.

I acknowledge, agree and accept to the **Fees & Charges Explained** for this property.

I grant unconditional authority to Iamsold representatives to execute the Reservation Agreement on my behalf if I am the successful bidder for this Property. I acknowledge, agree and accept that I will become legally bound under the Reservation Agreement that I will digitally sign for this Property when either:

- The auction concludes and I am the highest bidder, with a bid that is at or above the Seller's undisclosed reserve price; or
- If the Seller instructs Iamsold to accept my bid prior to the online auction concluding and Iamsold notify me in writing.

I understand that a Buyer Information Pack will be provided, and agree to view all documents within it, by clicking [here](#). I agree to pay the Buyer Information Pack Fee of £300.00 if I am the successful bidder.

The Buyer Information Pack is a collection of documents in relation to the property. Whilst you can place a bid on a property, you do so with the acceptance that should you be the winning bidder, you will become bound by the terms of the Reservation Agreement whilst some property information is outstanding.

I give authorisation to Iamsold to perform an identification and address verification check on any bidders, buyers and/or significant controllers (where applicable) that I represent. They will use Credas Technologies Ltd to do this.

Buyer Information Pack

This provides material information to help you make an informed decision before bidding. It may not include everything you need to know so carry out your own research too.

Download

Your Agreements

Please read the following documents carefully before signing. You should ensure you are able to fulfil the Terms of the Agreement's before proceeding.

Please review the documents below. FINISH OTHER ACTIONS

Typically, this includes:

- Members of State, Heads of Government, Ministers and deputy or assistant ministers
- Members of Parliament or similar bodies
- Members of the governing bodies of political parties
- Members of supreme and constitutional courts and other high-level judicial bodies
- Members of courts of justice or boards of appeal bodies
- Ambassadors, and high-ranking officers in the armed forces
- Members of the administrative management or supervisory bodies of state named enterprises
- Directors, senior officers and members of the boards, or equivalent of an international organisation

The definition includes family members such as spouse, partners, children of the person and their spouse or partner and parents and grand children associated. Close associates are persons who have:

- joint legal ownership, with a publicly exposed person, of a legal entity or arrangement
- any other close business relationship with a publicly exposed person
- the beneficial ownership of a legal entity or arrangement set up for the benefit of a publicly exposed person

Property being Purchased	The Pillar House, 139 Eastcliff, Porthseaad, Bristol, Avon, BS20 7AG		
Does a PEP situation need to be reported for any named Buyer?	No		
If yes, please provide full details	No		
Buyer - Miss Deborah Wilson		Date Signed	07-02-23 11:08:15 GMT

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Previous step

c. Review terms

Review and agree to the Terms & Conditions and sign the Reservation Agreement.

Step four: Placing your bids

Once you're approved to bid on the property, you will be notified that your registration has been successful. You can also check on the status of your registration in your online dashboard.

When you are ready to place your bid, you can place a single bid and a clear breakdown of any applicable fees will be shown before you confirm your bid, for complete transparency and reassurance.

There is also the option to set up Automatic Bidding. Automatic Bidding allows you to set a maximum bid and the system will place bids automatically on your behalf if you are outbid, in set increments, until your maximum bid is reached. It's a good way to make sure you don't miss out on the property if you can't be online to bid and ensure you don't get carried away in the excitement of the live auction!

Bid to purchase

Modern Method (Conditional)

YOUR BID: £130,000

YOUR MAXIMUM BID: £150,000

Allow Automatic Bidding with a Maximum Bid
[What is automatic bidding?](#)

YOUR BID:	£130,000
BID FEE (INCLUDES VAT)	£6,000.00
BUYERS INFORMATION PACK FEE (INCLUDES VAT)	£300.00
TOTAL COST IF WINNING BID	£136,300.00

The bid fee will increase with your automatic bids.

[Confirm bid](#)

[Enter details](#)



Proxy bidding! In addition to the option to set up automatic bidding, you can also set up Proxy Bidding as part of the registration process. This is where you give permission for **iamsold** to bid on your behalf, in the instance you are unavailable during the live auction period. For example, you might be on holiday, or somewhere with unreliable internet connectivity.

Step five: You're the winning bidder

If you're the winning bidder you'll be notified once the auction ends. You can also easily find any properties you've won in the **Won Properties** section.

You will receive an email with a link to complete the easy online process (powered by CREDAS) which involves taking a selfie and uploading ID documents, so it can all be done from the comfort of your own home with a laptop or smartphone.

We will need to take payment of your Reservation Fee or Reservation Deposit within 2 hours of the auction ending. **Failure to make this payment may result in the sale being withdrawn.**

Traditional Auction Example:

Winning bid = £200,000

- + Deposit (10% of sale price) = **£20,000**
- + Reservation Fee (typically 4.2% but min. of £6,000) = **£8,400 inc. VAT**
- + Buyer Information Pack Fee = **£300 inc. VAT**

Total to pay within 2 hours of auction ending: £28,700

Modern Method of Auction Example:

Winning bid = £230,000

- + Reservation Fee (typically 4.2% but min. of £6,000) = **£9,660 inc. VAT**
- + Buyer Information Pack Fee = **£300 inc. VAT**

Total to pay within 2 hours of auction ending: £9,960

In both instances, the balance of the sale price will be payable to the seller's Solicitor.

A member of the **iamsold** team will be in touch to explain next steps but you will need to instruct your Solicitor so they can progress the sale for you within the agreed timescale detailed in the Auction Terms and Conditions.

