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Associate Broker

Personal Real Estate Corporation

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Personal Real Estate Corporation

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HEARING DETAILS AND BID INSTRUCTIONS

Date: Thursday, February 12, 2026

Time: 9:45 a.m.

Location: Vancouver Courthouse

Address: 800 Smithe Street, Vancouver, BC

Lawyer speaking: Sammy Maan, Alexa Redford, or Matthew Wong

The attendance of the original offeror or their agent AND yourself or one of your colleagues at the court hearing is **COMPULSORY**.

GENERAL INSTRUCTIONS FOR THE HEARING:

1. Arrive at the courthouse PRIOR to the time of the hearing.
2. Make yourself known to the lawyer prior to the start of the hearing.
3. Ensure that the original offeror is ready to provide you with an amended offer in case a competing offeror is in attendance.
4. No court documents will be provided at the hearing, and if required you must contact our office after the hearing.

COMPETING OFFERS

Prior to the Hearing:

1. Advise any competing offeror that:
 - a. their attendance (or the attendance of their agent authorized to present the competing offer) at the hearing is **COMPULSORY** and confirm time and date of hearing;
 - b. the offer must be unconditional, and completion and possession dates in their contract **MUST** be the same as the ones in the original contract (**21 days after court approval completion with possession and adjustment 1 day after completion**);
 - c. our addendum to the contract must be signed by the offeror AND must be attached the competing offer (**Addendum A in Listing Documents**); and
 - d. proof of deposit in the form of a certified cheque or bank draft **MUST** accompany the competing offer which will be deposited into the trust account of the buyer's agent's realty firm upon court approval of the competing offer.
2. Advise ALL competing offerors that they only have **ONE** chance to bid - this is not an auction and there will be no opportunity to re-bid.
3. **OUR OFFICE WILL NOT TAKE ANY RESPONSIBILITY FOR BIDS, AND ALL BIDDERS OR THEIR AGENTS MUST BE IN ATTENDANCE AT THE COURT HEARING.**

On the morning of the hearing before the matter is called in Court:

1. Advise the original offeror that there are competing offers so that the original offeror has an opportunity to revise his offer if he wishes to.
2. Competing offers together with the original offeror's revised offer must be in sealed envelopes and be provided to the lender's lawyer at the court hearing prior to the start of court.
3. DO NOT reveal the price of any of the competing offers to any other bidder.