



Hubzu.com

On Hubzu, the bid deposit, also known as an "Earnest Money Deposit," is typically a percentage of your bid amount. It can be as low as 1% to as high as 7%, with a minimum of \$1,000 and a maximum of \$15,000. You can flip Hubzu properties by double closing. There is no prohibition against flipping them.

Auction.com

Earnest Money Deposit is usually 5% of the total purchase price or \$2,500, whichever is greater. You can flip Auction.com properties by double closing. There is no prohibition against flipping them.

Xome.com

The bid deposit, also known as an "earnest money deposit," is typically 3% of the total purchase price of the property or a minimum of \$3,000. You can flip Xome properties by double closing. There is no prohibition against flipping them.

HudHomestore.com

The escrow deposit is \$500 for properties under \$50,000 and \$1,000 for properties priced at \$50,001 and above. There is no bid deposit when bidding but you need to give the deposit up front in certified funds with a cashier's check to the agent that submitted the bid. You can flip HUD Homes by double closing. There is no prohibition against flipping them. You need to have a real estate license or use a real estate agent to bid online on hudhomestore.com. Under "buyer type" choose "investor" for properties you want to buy as an investor. Choose "owner occupant" if you are planning on living in the property. You can use FHA or conventional financing to buy a HUD Home if you are going to live in it.

Homepath.com

If paying cash for Fannie Mae Properties, the earnest deposit is 10% of the purchase price. Be aware that if you get a \$300,000 property under contract you need to put up a \$30,000 deposit. Fannie Mae Properties cannot be



flipped for a profit of more than 20% of the purchase price. You can flip Fannie Mae properties by double closing. There is no prohibition against flipping them as long as your profit is not more than 20% of the purchase price.

You can get a Homepath Mortgage for as little as 3% down if you plan on living in the property. Some Homepath properties are eligible for a Homepath Renovation mortgage which allows you to borrow the purchase price and the repairs if you plan on living in the property. You need to have a real estate license or use a real estate agent to bid online on homepath.com. The "First Look Period" is only for owner occupants that will live in the property.

Homesteps.com

Currently Freddie Mac is listing their properties using the Auction.com platform. The escrow deposit is 5% of the total purchase price or \$2,500 whichever is greater. You can flip Freddie Mac properties by double closing. There is no prohibition against flipping them. If you buy in a land trust they will ask for a copy of the land trust up front. You can get a Freddie Mac Home Possible Mortgage for as little as 3% down if you plan on living in the property. You need to have a real estate license or use a real estate agent to bid online on homesteps.com. First Look Period is only for owner occupants that will live in the property.