

REAL ESTATE TERMS AND CONDITIONS

ON-SITE BIDDERS:

TERMS: \$2,000 deposit down day of auction in the form of Cash, Cashier's Check, or approved Personal Check made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing to be held on or before **30 Days** after Auction.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or

original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **30 Days** after Auction.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the Lead Base Paint Disclosure.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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ESTATE AUCTION

1715 Heatherdowns Boulevard, Toledo, Ohio 43614



PERSONAL PROPERTY TERMS & CONDITIONS

10% Buyer's Premium. Cash, Check, MasterCard, American Express, Discover, or Visa. Full payment is due the day of the auction. Immediate removal at conclusion of auction. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. Removal Day of Auction with paid receipt.

OTHER INFORMATION

Directions: On Heatherdowns Boulevard, between Byrne Road and Cragmoor Avenue.
Estate: Selling to settle the Estate of Mary Van Sickle, Lucas County Probate #EST2018000701.
Associate: Pamela Rose, REALTOR®, Auctioneer, CAI, AARE



Wednesday, June 27, 2018

Preview and Registration Begins at 2:00 pm

Live On-Site Content Auction at 3:00 pm

Real Estate Auction at 4:00 pm

Live On-Site Auction with Online Bidding Available



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road
Whitehouse, Ohio 43571



Serving The Auction
Industry For 25 Years



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CONTENT AUCTION • INVENTORY LIST

Wednesday, June 27, 2018 at 3:00 pm



1950's - 1960's Stereo	Lamps
Afghan Blanket	Laundry Rack
Asian Art	Linens
Asian Art Vases	Metal Cabinets
Bedroom Furniture	Metal Clothes Racks
Bedside Tables	Milk Glass
Blankets	Organizer
Box Lots	Paper Weight Collection
Collectible Plates	Ruby Glass
Costume Jewelry	Ship Hanging
Cut Glass	Shoes, Purses, and Miscellaneous
Dining Room Buffet and Chairs	Singer Sewing Machine
Display Cabinet	Small Stove
Doll Collection	Sofa Chair
End Tables	Twin Beds
Figurines	Unique Lamp
Flo Blue China Set	Various Pots and Vases
Frigidaire Refrigerator	Vintage 1960's China Cabinet
German Windmill Clock	Vintage 1960's Rolling Buffet
Glassware	Vintage Bar Stool
Hand Painted Glass	Wall Hangings
Hat Box	Wicker Shelf
Jewelry Box	



REAL ESTATE AUCTION • ONSITE OR BID ONLINE

Wednesday, June 27, 2018 at 4:00 pm



Close to everything!

Darling home in great neighborhood and location. Ever wonder who lived in the picture perfect home with the pink shutters? This would be a fun home to doll up and make it a flip, rental or live in home. Potential for additional bedrooms with

unfinished dormer. Fabulous spacious unfinished basement. Property has never been offered before! Come bid your price at auction!

Property Features

- (2) First Floor Bedrooms
- Hardwood Floors
- 20 x 26 Unfinished Dormer
- Laundry Room in Basement
- Aluminum Sided
- Private Driveway
- Fenced Yard
- Front Patio
- Covered Rear Patio
- Public Utilities
- Central Air
- Gas Forced Air Heating

Other Information

Lot Size:	50 x 128
No. of Bathrooms:	1 Full
Foundation:	Basement

School Information

School District:	Toledo
Elementary:	Byrnedale
High School:	Bowsher

Property Taxes

Half Year Taxes:	\$536.71
Homestead Reduction:	\$304.60

Room Dimensions

Living Room:	13 x 14
Eat-In Kitchen:	11 x 17
Master Bedroom:	11 x 11
Bedroom #2:	11 x 10

Parcel Information

TD Parcel No.:	07-60697
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VIEW MORE DETAILS, PHOTOS, AND REGISTER TO BID NOW ONLINE AT

WWW.PAMELAROSEAUCTION.COM