

# ONLINE ONLY REAL ESTATE AUCTION

5515 RAMBO LANE, TOLEDO, OHIO 43613

**BIDDING ENDS: THURSDAY, AUGUST 16, 2018 at 1:00 pm**

**NEW MINIMUM BID**

**\$35,000**

## PROPERTY FEATURES:

Updated Electric  
Detached Garage  
Shed  
Partially Fenced Back Yard  
French Doors With Deck  
Large Lot  
Public Water, Sewer,  
Natural Gas



Online Only Auction! **New Minimum Bid \$35,000!** Single family home with 3 bedrooms, 2 full bathrooms, french doors off the kitchen open to a large deck overlooking the back yard. Detached garage and shed. Washington Local Schools! Previously rented at \$900.00 per month.

## PROPERTY INFORMATION:

Living Room	18 x 13	Bedroom #3	19 x 11	Foundation	Full Basement
Kitchen	14 x 12	Enclosed Porch	18 x 10	School District	Washington Local
Master Bedroom	12 x 12	Square Feet	1,530+/-	Half Year Taxes	\$1,258.51
Bedroom #2	10 x 8	Lot Size	80 x 200	TD Parcel No.	23-36457

**OPEN HOUSE:** Monday, August 13, 2018 from 12:00 pm - 2:00 pm.

**DIRECTIONS:** Alexis Road to south on Rambo Lane.

**VIEW MORE DETAILS AND BID NOW AT [www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)**

**TERMS & CONDITIONS: AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$3,500 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 **\$3,500**. 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 **35 Days** of the auction or by **Thursday, September 20, 2018**.

**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, Lead Based Paint, and the Property Disclosures.

**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](http://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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

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## AUCTION ASSOCIATES

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