



ONLINE REAL ESTATE AUCTION

 **4579 KAPP DR, DAYTON, OH 45424**

 **TUESDAY, APRIL 20, 2021**

 **7:00 PM EDT**



AUCTIONOHIO.COM



ONLINE REAL ESTATE AUCTION

DATE & TIME

Tuesday, April 20, 2021
At 7:00 PM EDT

AUCTION LOCATION

4579 Kapp Dr, Dayton, OH 45424

UNDISCLOSED RESERVE

Property sells subject to seller confirmation.

SUMMARY OF TERMS

1. The property sells with an undisclosed reserve and is subject to seller confirmation.
2. See the **Acknowledgement of Terms & Conditions** Document. Must be signed before bidding - No Contingencies.
3. The successful bidder will sign and return within 24 hours the purchase contract and other applicable documents electronically following the close of the auction.
4. The successful bidder/buyer will deposit \$1,500.00 (earnest money) by electronic transfer.
5. Buyer to proceed to close within (45) days of the auction.
6. Seller will provide and pay for owner's title insurance, preparation of deed, conveyance fee, and the proration of real estate taxes.
7. There is a 10% (TEN) Buyer's Premium added to the final offer to determine the final purchase price.
8. Please see the **Frequently Asked Questions** and **Advantages of Competitive Offers** for more details.

DUE DILIGENCE DOCUMENTS

- Preliminary Title Report
- Acknowledgement of Terms & Conditions
- Consumer Guide To Agency Relationships
- Agency Disclosure Statement
- Purchase Contract
- Residential Property Disclosure Form
- Lead Base Paint Disclosure Form & Pamphlet



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