



ONLINE REAL ESTATE AUCTION

 506 LOHNES DRIVE, FAIRBORN, OH 45324

 MONDAY, MAY 31ST, 2021

 5:00PM EDT



AUCTIONOHIO.COM



ONLINE REAL ESTATE AUCTION

DATE & TIME

Monday, May 31st, 2021
At 5:00 PM EDT

AUCTION LOCATION

506 Lohnes Drive, Fairborn, OH 45324

RESERVE

The property sells with an undisclosed reserve and is subject to seller confirmation.

SUMMARY OF TERMS

1. See the Acknowledgement of Terms & Conditions Document. Must be signed before bidding - No Contingencies.
2. The successful bidder will sign and return within 24 hours the purchase contract and other applicable documents electronically following the close of the auction.
3. The successful bidder/buyer will deposit \$2,500.00 (earnest money) by electronic transfer.
4. Buyer to proceed to close within (30) days of the auction.
5. Seller will provide and pay for owner's title insurance, preparation of deed, conveyance fee, and the proration of real estate taxes.
6. There is a 10% (TEN) Buyer's Premium added to the final offer to determine the final purchase price.
7. Please see the Frequently Asked Questions and Advantages of Competitive Offers for more details.

APPLICABLE DOCUMENTS

- Preliminary Title
- Consumer Guide
- Online Auction Purchase Contract
- Residential Property Disclosure
- Lead Disclosure and Pamphlet



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