

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

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The following is a summary of the Terms and Conditions for this auction for real estate situated at

[Lot 4, 11, 12, 13 Crowley Dr. Roseville OH 43777 and 228 Crowley Dr. Roseville OH 43777.](#)

(the "Property"), being sold on 10/25/2022 (the "Auction").

The undersigned Bidder agrees to abide by the Terms and Conditions of the auction and will execute the real estate purchase agreement. If you have not read and reviewed the Terms and Conditions, **do not bid**. In connection with the Terms and Conditions, and without limiting the same, Bidder understands the following:

- A) When the bid is accepted by the auctioneer, you are contractually obligated to buy the real estate at the price stated as Your bid, Buyer's Premium, fees, and all other applicable Buyer closing costs.
- B) Successful Bidder will be required to enter into a purchase agreement and tender an Earnest Money deposit of \$ 10% of the bid total by cash, check, or electronic transfer after the end of the auction. If submitted **via electronic transfer, a \$15 ACH/Wire fee shall apply** and be charged at closing. Failure to execute the purchase contract and tender the earnest money deposit, bidder will be in default.
- C) Each Buyer is responsible for conducting their own due diligence on the Property before bidding. The buyer is encouraged to conduct an inspection(s) prior to bidding.
- D) The real estate sells in **AS IS condition**. The Seller is not making any repairs or giving any concessions.
- E) The sale is **not contingent** upon a satisfactory inspection.
- F) The sale is **not contingent** upon the Bidder(s) ability to secure financing. The buyer assumes responsibility for the appraisal gap, if any.
- G) Closing to occur on or before 11/30/2022.
- H) Seller will provide and pay for owner's title insurance, preparation of deed, conveyance fee, and the proration of real estate taxes.
- I) Bidder acknowledges receipt of a copy of the real estate purchase agreement for this Auction.
- J) There is a 10% (ten percent) Buyer's Premium added to the final offer to determine the final purchase price. **A minimum buyer's premium is applicable of** \$1,000/per parcel.

By Executing this document, Bidder acknowledges receipt of the Terms and Conditions.

BIDDER SIGNATURE

DATE

PRINT NAME

BIDDER NUMBER