

By registering for this auction through the Schillig Estates And Auctions website/bidding platform, you agree to the following TERMS & CONDITIONS ONLINE ONLY AUCTION: Property is offered at online only auction through Schillig Estates And Auctions and Coldwell Banker Realty. A BUYER'S PREMIUM OF 10% (ten percent) of high bid will be applied to that high bid to form the TOTAL PURCHASE PRICE. BUYER PAYS ASSOCIATED CLOSING COSTS. **WE WILL DELIVER A CLEAR AND MARKETABLE TITLE, TAXES UP TO DATE.** Property is offered as is, where is with no warranty of any kind, expressed or implied, including merchantability and fitness for a particular use, subject to all restrictions, zoning and other matter of record. There will be no contingencies for finance, inspection, or otherwise, except for a non-marketable title. SELLER SHALL BE RESPONSIBLE FOR PROPERTY TAXES UP TO THE DATE OF CLOSING. THE TAXES WILL BE PAID AT CLOSING FROM THE SELLER'S PROCEEDS. The winning bidder will pay all associated closing costs. Bidders shall perform their due diligence and rely on their own inspections and research and not upon any description by the auctioneer, owner, executor, or employees/agents of either. No liability for accuracy, omissions, or errors is assumed by the auctioneer/broker or their agents. All sales are final. **DO NOT BID UNLESS YOU CAN COMPLETE THE TRANSACTION.** No claims will be considered for allowance, adjustment or rescission of any sale based on the failure of the property to correspond to any standard or expectation.

PARTICIPATION IN THE AUCTION:

- Go to www.SchilligEstatesAndAuctions.com and click on UPCOMING AUCTIONS
- CLICK ON THE AUCTION THAT YOU WANT TO BID ON
- Register with name, address, phone #, email address
- Submit a credit card to verify identity & prevent robots (Auctioneer has no access to CC # and the \$25 charge reversed immediately).
- Create a Pass Word (auctioneer cannot see)
- Start bidding (**Perform your due diligence and review terms and conditions again in their entirety**)
- Your identity is only the bidder number
- Bidding will start at **\$160,000 and bids will be in \$1,000.00 increments. CASH ONLY - CLOSE ON OR BEFORE 30 DAYS AUCTION ENDING.**
- You may place bids one by one or a MAX BID. The other bidders cannot see and the system will "bid" for you with the same preset increments as other bidders.
- YOUR BID WILL NOT BE "PUSHED" TO YOUR MAX ONLY TO THE NEXT INCREMENT
- You will be notified by email if outbid. Bid again or set a new Max Bid
- Auction begins to **END 7pm EST on Wed. July 13, 2022**
- Winning bidder will execute the purchase contract immediately following the auction by electronic signature.
- **Deposit shall be \$5,000 and is non-refundable (unless a marketable title cannot be issued) The deposit will be applied at closing and must be wired by 3pm Thu. July 14, 2022 to Coldwell Banker Realty. TIME IS OF THE ESSENCE. Wire instructions will be emailed following the conclusion of the auction**

PLEASE NOTE: **Do not bid if you are unable to comply with the Purchase Contract**, which must be executed immediately following the conclusion of the auction by electronic signature. A deposit of 10% of High Bid will be considered the deposit money and is NON-REFUNDABLE unless a clear and marketable title cannot be delivered to the buyer. The earnest money will be applied at closing towards the purchase price. IF A LICENSED AGENT/BROKER WHO IS A PRINCIPAL OR SPOUSE OF AGENT/BROKER IN THIS TRANSACTION, YOU WILL NOT RECEIVE COMPENSATION. THIS AUCTION IS TO REMAIN TRANSPARENT AND ALL TERMS ARE TO BE APPLIED EQUALLY TO ALL BIDDERS. CLOSING will occur on or before 30 days after auction ending (through Associates Title INC., 580 South High St. #210, Columbus, OH 43215, 614-222-2123, ATTN: Patrick@associatestitleinc.com. CLOSINGS CAN BE DONE REMOTELY. The Wiring instructions will follow by email. TIME IS OF THE ESSENCE. No one may enter or work on the property until after funding and closing. Buyer shall be responsible for transfer taxes, recording fee, title search and deed preparation. Buyer is responsible for all other costs associated with closing. WARRANTY AND CONDITION OF PROPERTY: All property is offered "as is, where is", with no warranty of any kind except for a marketable title. ARBITRATION: Any and all claims relating to this contract shall be settled by arbitration in accordance with the Arbitration Rules of the American Arbitration Association. Venue will be Franklin County, OH. LIABILITY: Auctioneer's and seller's liability shall be limited to the refund of bidder's payment. By registration of this auction, you acknowledge and agree that no other claim can be made. DUE DILIGENCE: Bidders shall rely on their own inspection and not upon description from the auctioneer, staff or agents. This real estate auction is to settle an Estate, therefore there are no disclosures. Bidders are permitted to inspect the property under the conditions that the inspection is completed at least 5 (five) days prior to auction closing. No inspections after the auction closing. Inspection results cannot be conveyed to the auctioneer, the seller or the Executor/administrator, since we are not licensed in those professions and cannot validate any findings if any. Property is being offered free and clear of liens however, the buyer may in performing their due diligence have the title searched again. If any liens are discovered prior to closing they will be paid from the Seller's proceeds.