

BID PACKET

# WESTWOOD TWO STORY HOME ONLINE AUCTION

9111 TIVERTON WAY  
LOUISVILLE, KY

ONLINE BIDDING ENDS

WEDNESDAY, JUNE 23 @ 6PM

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**9111 Tiverton Way, Louisville, KY 40242**

**Bidding Ends Wednesday, June 23, 2021**

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

**COVID-19 PRECAUTIONS**

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

**BIDDING ONLINE**

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

**BUYER'S PREMIUM**

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

**MANNER OF PAYMENT**

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

**CLOSING**

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before August 2, 2021. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION**

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated per PVA records. Buyers can make their own precise measurements, if needed.*

**FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

**EVIDENCE OF TITLE**

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**SURVEY**

Property is being sold *without* a survey. All land measurements are per PVA records.

**REAL ESTATE TAXES AND ASSESSMENTS**

All taxes and assessments that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Sheriff and the City Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

**POSSESSION**

Seller will give possession at closing.

**FEDERAL LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for

the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

#### **AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

#### **MAXIMUM BID**

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

#### **MALFUNCTION AND LOSS OF SERVICE**

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

#### **SOLD WITH SELLER'S RESERVE**

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

#### **BROKER PARTICIPATION**

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

#### **PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, June 16 through Wednesday, June 23, 2021.*

**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Jerome Belza Estate

## Residential - Auction



**List Number:** 1587747  
**Address:** 9111 Tiverton Way, Louisville, KY 40242  
**Area:** 09-Anchrg/Glnvw/Lyndn/Prospt  
**Sub Area:** A  
**Total Living Area:** 2,781  
**Basement:** Partially Finished  
**Total # Bedrooms:** 4  
**Disclosure:** No  
**Style:** 2 Story

**Status:** Active  
**Above Grade Finished:** 2,306  
**Total Baths:** 3  
**Sqft - Total Unfin:** 421  
**Nonconform SqFt Fin:** 0  
**Nonconform SqFt UF:** 0

**Listing Price:** 1  
**County:** Jefferson  
**Subdivision/Condo:** WESTWOOD  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**Age:** 53  
**Year Built:** 1968  
**Stories:** 2



**Open House Info:**

In-Person Open House 06/15/2021 5:00 PM to 7:00 PM  
 In-Person Open House 06/22/2021 5:00 PM to 7:00 PM

**Directions:** I-265 Gene Snyder Freeway to Exit 32 Westport Road KY-1447. West 2.4 miles to left on Stonehurst Drive to right on Westridge Road into the City of Westwood. Continue straight onto Tiverton Way to home on left.

**WESTWOOD TWO STORY HOME ONLINE AUCTION - BIDDING ENDS WEDNESDAY, JUNE 23, 2021 @ 6PM.** Ideal location near EP Tom Sawyer Park, Springhurst Shopping & Expressways. Classic 4 BR 2.5 bath two story home with spacious family room addition on a beautiful landscaped lot in Westwood Subdivision. Home features a bright & airy fully equipped kitchen with glazed Mouser cabinets and swinging butler door, 24' x 20' family room with 12' beamed ceiling, built-in cabinetry & fireplace, Safe Step walk-in tub, equipped laundry and wood deck with retractable awnings. Chair lifts not included, selling separately with contents at Personal Property Online Auction. Buyer's agent to verify taxes and square footage. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Tuesday, June 15 & Tuesday, June 22, 5-7PM.

**Room Name Level WidthLengthRemarks**

Room Name	Level	Width	Length	Remarks
Living Room	First	13	19	
Dining Room	First	12	13	Sliding door to deck.
Kitchen	First	12	18	With casual dining.
Family Room	First	20	24	Fireplace
Half Bathroom	First	4.5	4.1	
Primary Bedroom	Second	13.4	12.5	
Primary Bathroom	Second	4.11	8.3	Safe Step walk-in tub.
Bedroom	Second	10.1	12.5	
Bedroom	Second	10.2	10.2	
Bedroom	Second	9.1	13.4	
Full Bathroom	Second	7.3	7.3	
Game Room	Basement	12.1	30	
Office	Basement	5	12.9	

	(Fin)	(UF)
AG	2,306	0
BG	475	421
NC	0	0
Total	2,781	421
SgFtSrc:Other		

**Basement:** Partially Finished  
**Construction:** Brick; Vinyl  
**Exterior:** Deck; Porch  
**Foundation:** Crawl Space; Poured Concrete  
**Fencing:** None  
**Heating/Cooling:** Central Air; Forced Air Heat; Gas Heat; # of HVAC units: 1  
**Monthly Maintenance:** No  
**Lot Description:** Level  
**Garage/Parking:** 2 Car Garage; Attached; Entry Front  
**Roof:** Shingle  
**Utilities:** Electricity Connected; Fuel:Natural; Public Sewer; Public Water  
**M Struct Flood Plain:** No

**Total # of Rooms:** 10  
**First Floor PBR:** No  
**First Floor Laundry:** No  
**Laundry Level:** Basement  
**# Closets:** Level 1: 1 Level 2: 6 Basement: 2  
**Fireplaces:** Level 1: 1

<b>Lot Dimensions:</b> 94 x 129 x 59 x 116	<b>Lot SF:</b> 9,217	<b>Lot SF Source:</b> PVA	<b>Acres:</b> 0.21	<b>Sold As-Is:</b> Yes
<b>HOA Fee:</b> No	<b>HOA Y/N:</b> No			
<b>Condo Features:</b>				
<b>Farm Features:</b>				
<b>City Tax:</b> .143	<b>County Tax:</b> 1.1570	<b>Deed Bk:</b> 4211	<b>Pg #:</b> 89	<b>Block:</b> 1563
			<b>Lot:</b> 105	<b>Sub-Lot:</b> None
<b>, Lic. #</b>	<b>DOM/CDOM:</b> 0/0			
<b>, Lic. #</b>	<b>Listing Date:</b> 06/09/2021			

Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). **DMCA Notice** Prepared by Douglas A Harritt on Wednesday, June 09, 2021 11:57 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.  
**ATTACHMENT TO RESIDENTIAL SALES CONTRACT**



Jerome Belza Estate \_\_\_\_\_ (Seller) and \_\_\_\_\_ (Buyer)

for Property at 9111 Tiverton Way, Louisville, KY 40242

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Sellers Disclosure (initial)**

*KBZ*

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below)
  - Known lead-based paint and/or lead-based paint hazards are present in the housing: (explain):  
\_\_\_\_\_

*KBZ*

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
  - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):  
\_\_\_\_\_
  - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint in the housing.

**Buyer's Acknowledgment (initial)**

- \_\_\_\_\_ (c) Purchaser has received copies of all information listed above.
- \_\_\_\_\_ (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
- \_\_\_\_\_ (e) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

*[Signature]*

- \_\_\_\_\_ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

**Broker Agent has advised Seller of Seller's obligation under the law to complete this form and Seller has refused to do so.**

Seller \_\_\_\_\_ Date / / Buyer \_\_\_\_\_ Date / /

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge that the information they have provided is true and accurate.

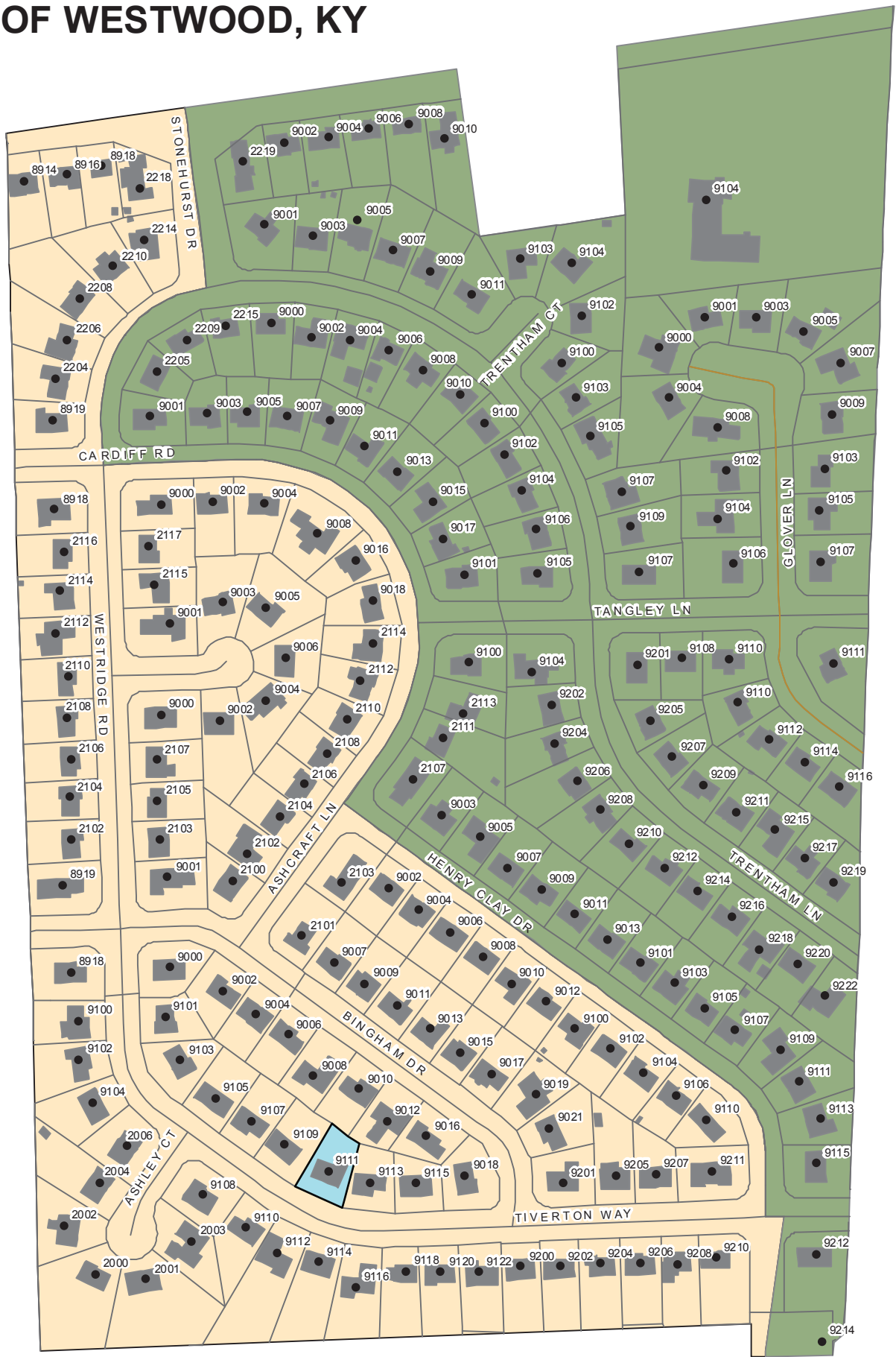
Seller Anthony B Lewis, Executor Date 5/18/2021 Buyer \_\_\_\_\_ Date / /

Seller \_\_\_\_\_ Date / / Buyer \_\_\_\_\_ Date / /

Agent \_\_\_\_\_ Date / / Agent \_\_\_\_\_ Date / /



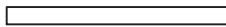
# CITY OF WESTWOOD, KY



## Metro Council Representative

- ANGELA LEET - Dist. 7
- GLEN STUCKEL - Dist. 17

300



Feet

Contour Interval = 2 Feet  
Map Created: 10/1/2015



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