



ONLINE AUCTION

ACKNOWLEDGEMENT OF TERMS AND CONDITIONS

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The following is a summary of the Terms and Conditions for this online auction for Clark County parcel number(s) **0100500026310025, 0100500026310023, 0100500026310022, 0100500026310021, 0100500026310010, 0100500026310009, 0100500026310008, 0100500026310007, 0100500026310006, 0100500026310005, 0100500026310017, 0100500026310016, 0100500026312019, 0100500026312018, 0100500026312017, 0100500026312016, 0100500026312015**

1. By placing the high bid and when the bid is accepted, 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.
2. The successful bidder/buyer of the parcel(s) will deposit \$1,000.00 per parcel (earnest money deposit), non-refundable, payable on the day of the auction in cash, check, or by electronic transfer, to be held by Auction Ohio Real Estate Trust Account. Failure to execute the purchase contract and tender the earnest money deposit will be in default.
3. 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.
4. The real estate sells in AS-IS condition. The Seller is not making any repairs or giving any concessions.
5. The sale is not contingent upon a satisfactory inspection.
6. The sale is not contingent upon the Bidder(s) ability to secure financing. The buyer assumes responsibility for the appraisal gap, if any.
7. Closing to occur on or before 7-21-25. The sale of this property is subject to court approval, and the successful sale and closing of all parcels.
8. Seller will provide and pay for owner's title insurance, preparation of deed, conveyance fee, and the proration of real estate taxes.
9. There is a 10% (ten percent) Buyer's Premium added to the final offer to determine the final purchase price.
10. Bidder acknowledges receipt of a copy of the real estate purchase agreement for this Auction.
11. Selling with the aggregate(cumulative) reserve of (\$150,000.00)

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

BIDDER SIGNATURE

DATE

PRINT NAME

Submit bids online at www.AUCTIONOHIO.com

