



BIDDING ENDS:

TUES. DECEMBER

13

2016 AT 12:00 PM

**VIEW MORE
DETAILS ONLINE!**

MINIMUM BID \$30,000 - DUPLEX



**4101 North Haven Avenue
Toledo, Ohio 43612**

PROPERTY FEATURES

Separate Gas and Electric	Newer Roof
New Furnace in Lower Unit (2015)	Concrete Driveway
Newer Hot Water Heaters	Large Units
Divided Full Basement with Laundry and Storage	

RENT Per Month: Lower Unit (Section 8) - \$550.00 Upper Unit - **VACANT**

Online Only Auction! Minimum Bid \$30,000! Duplex with two large 2 bed, 1 bath units which includes a living room, dining room with built in's, and a sunroom. Separate meters for gas and electric. Newer furnace in lower unit, newer roof and newer hot water heaters.

OTHER INFORMATION

Lot Size: 40 x 125	No. of Bathrooms: 1 In Each Unit	Foundation: Full Basement
Square Feet: 2,558+/-	School System: Toledo Public	High School: Start
Half Year Taxes: \$512.74	TD Parcel No. 13-14264	Public Water / Sewer

TERMS AND CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title immediately following the auction, in the amount of **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **30 Days** of the auction or by **Thursday, January 12, 2017**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Lead Based Paint, and the Property Disclosures.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.



Pamela Rose Auction Company, LLC
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