



Online Only AUCTION!

Minimum Bid \$7,500

3 bedroom, 2.5 bath home with enclosed porch. Home in need of minor repairs, excellent investment opportunity. Minimum bid is well below market value.

440 Somerset Street, Toledo, Ohio 43609

Bidding Ends: Wednesday, March 8, 2017 at 12:00 pm

Room Dimensions

Living Room: 19 x 13
Family Room: 13 x 10
Kitchen: 12 x 12
Master Bedroom: 11 x 13
Bedroom 2: 11 x 10
Bedroom 3: 12 x 12
Enclosed Porch: 19 x 7

Other Information

Square Feet: 1,680+/-
Foundation: Full Basement
No. of Bathrooms: 2.5
Lot Size: 40 x 152
Half Year Taxes: \$850.90
TD Parcel No.: 05-16577

School Information

School District: Toledo Public
Elementary: Burroughs
High School: Bowsher

OPEN HOUSE

Monday, March 6, 2017 at 1:30 pm

Property Features

100 AMP Electric
Newer Hot Water Heater

1st Floor Laundry
Large Walk Up Attic

Newer Roof
Public Water/Sewer

Handicap Accessible Shower

Ramp Leading to Back Door

Paved Back Parking Lot

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 **15 Days** of the auction or by **Thursday, March 23, 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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.



Pamela Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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View Photos, Video Tours, and Register to **BID** Online at www.pamelaroseauction.com



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