

ONLINE ONLY REAL ESTATE AUCTION

4802 NORTH McCORD ROAD, SYLVANIA, OHIO 43560
BIDDING ENDS: THURSDAY, JUNE 28, 2018 at 12:00 pm

SYLVAN SQUARE AREA

PROPERTY FEATURES:

Newer Furnace and Air
Newer Windows
Fenced Yard
Newer Appliances - Range,
Refrigerator, Washer, Dryer
Large Enclosed Sunroom
10 x 12 Garden Shed
1.5 Car Garage with Newer
Concrete Driveway



Real Estate Auction! Property is being sold Online Only - great condition home with 4 beds, 2 full baths in the Sylvan Square area of Sylvania. Make this beauty yours!

PROPERTY INFORMATION:

Living Room: 17 x 15	Bedroom #2: 12 x 12	Foundation: Slab	Half Year Taxes: \$1,801.19
Kitchen: 15 x 14	Bedroom #3: 15 x 12	Square Feet: 1,731+/-	TD Parcel No. 82-30007
Family Room: 20 x 15	Bedroom #4: 15 x 18	Sylvania School District	
Master Bedroom: 14 x 13	Lot Size: 64 x 142	Southview High School	

OPEN HOUSE: Sunday, June 17, 2018 at 12:00 pm and Tuesday, June 26, 2018 at 5:00 pm.

DIRECTIONS: North McCord Road, just south of Brint Road.

VIEW DETAILS AND BID NOW AT www.PAMELAROSEAUCTION.com

TERMS & 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 **\$5,000 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 **\$5,000**. 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 **Friday, August 3, 2018**.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

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

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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AUCTION ASSOCIATES

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