

# ONLINE ONLY REAL ESTATE AUCTION

5844 CLOVER LANE, TOLEDO, OHIO 43623

**BIDDING ENDS:** THURSDAY, JULY 19, 2018 at 1:00 pm

MINIMUM BID  
\$25,000

## PROPERTY FEATURES:

Fixer Upper  
New Siding  
Updated Windows  
Detached Garage  
Enclosed Front Porch  
Public Water / Sewer  
Forced Air Heat



Online Only Auction! Minimum Bid \$25,000! Washington Local Schools fixer upper! Two bedrooms and one full bath home with new siding and newer windows. Home is in need of interior repairs. Excellent investment opportunity.

## PROPERTY INFORMATION:

Living Room:	12 x 10	Bedroom #2:	10 x 10	High School:	Whitmer
Dining Room:	10 x 10	Lot Size:	40 x 75	Half Year Taxes:	\$651.67
Kitchen:	10 x 10	Foundation:	Crawl	TD Parcel No.	23-72651
Master Bed:	12 x 10	Elementary:	Monac		

**OPEN HOUSE:** Wednesday, July 18, 2018 from 12:00 pm - 1:30 pm.

**DIRECTIONS:** West on Alexis to left on Clover.

**VIEW MORE DETAILS AND BID NOW AT [www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com)**

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$3,000 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 **\$3,000**. 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 **20 Days** of the auction or by **Wednesday, August 8, 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](http://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](http://www.pamelaroseauction.com).

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## AUCTION ASSOCIATES

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