

## REAL ESTATE AUCTION

BEAUTIFUL HOME IN BEDFORD TOWNSHIP BEING SOLD TO SETTLE ESTATE  
7299 RUMFORD ROAD, TEMPERANCE, MICHIGAN 48182  
BIDDING ENDS: TUESDAY, AUGUST 14, 2018 AT 12:00 PM



### OPEN HOUSE DATE AND TIME:

Monday, August 13, 2018 at 12:00 pm



### REAL ESTATE TERMS AND 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 **\$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, September 28, 2018**.

**TITLE:** An Owner's Insurance Policy 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, and the Seller's Disclosure Statement.

**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

Pamela Rose, Broker, Auctioneer, AARE, CAI

Roger Turner, REALTOR®, Auctioneer, AARE, CAI



Serving The Auction  
Industry For 25 Years



STAY CONNECTED: 

**BEDFORD**  
TOWNSHIP  
- located in -  
BEDFORD  
SCHOOL DISTRICT

# ESTATE AUCTION



*Bid Your Price Exclusively*

## ONLINE ONLY

*With Bidding Ending On*

Tuesday, August 14, 2018 at 12:00 pm



*For The Property Being Sold To Settle The Estate At*  
7299 Rumford Road  
Temperance, Michigan 48182

**ONLINE  
ONLY**

**BEING SOLD  
TO SETTLE ESTATE**

REAL ESTATE

# AUCTION

Beautiful home just recently remodeled and ready to move at

*7299 Rumford Road, Temperance, Michigan 48182*

5 Beds with 3 on the main floor and 2 upstairs. It has a large fenced in back yard with a deck off the kitchen. It's in a very quite neighborhood. Bid your price on

*Tuesday, August 14, 2018 at 12:00 pm*

exclusively at an Online Only Auction.



## Property Features

5 Bedrooms and 3 Full Baths  
Ready To Move In Remodeled Home  
Large Fenced Yard  
Hardwood Floors in the Living Room  
All Appliances Included  
Quite Neighborhood  
Central Air | Public Water | Public Sewers



## Room Dimensions

Living Room: 13 x 12  
Dining Room: 15 x 11  
Kitchen: 14 x 11

Master Bedroom: 17 x 13  
Bedroom #2: 13 x 13  
Bedroom #3: 12 x 12  
Bedroom #4: 11 x 11  
Bedroom #5: 11 x 11

Laundry Room: 10 x 6



## Other Information

Lot Size: 86 x 146  
No. of Bathrooms: 3  
Foundation: Crawl  
Square Feet: 1,848+/-

## School Information

School System: Bedford  
Elementary: Douglas Road

## County and Tax Information

County: Monroe  
Parcel ID: 02-512-016-00  
Summer Taxes: \$817.20  
Winter Taxes: \$913.55



Bid Now At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)