

ONLINE ONLY TWINPLEX AUCTION

1139 BERNATH PARKWAY, TOLEDO, OHIO 43615

BIDDING ENDS: WEDNESDAY, AUGUST 29, 2018 at 12:00 pm

SPRINGFIELD SCHOOLS

PROPERTY FEATURES:

Ranch Style Twinplex
(2) Separate Attached 1 Car
Garages
(2) 1st Floor Laundry's
Garden Shed
Finished Basement / Rec
Room with Kitchenette, Full
Bath, and Separate Tool
Room



Online Only Auction of a Twinplex! Gorgeous! A very rare find! Perfect for the person who wants to live side by side, 2 ranch style units with 1 car attached garage, plus finished basement. Never been offered before!

PROPERTY INFORMATION:

Lot Size:	75 x 210	School System:	Springfield	Half Year Taxes:	\$1,794.01
No. of Baths:	3 Full	Elementary:	Holland	Homestead Reduction:	\$306.26
Foundation:	Basement and Crawl			TD Parcel No.	26-60301
Square Feet:	2,364+/-				

OPEN HOUSE: Monday, August 27, 2018 at 12:00 pm

DIRECTIONS: Airport Highway to north on Bernath Parkway.

VIEW MORE 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 **\$7,500 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 **\$7,500**. 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 **35 Days** of the auction.

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.

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