

## PRIVATE SELLING OFFICER (PSO) AUCTION TERMS & CONDITIONS

**4000 Horizons Drive  
Upper Arlington, OH 43220**

- A) Pursuant to Franklin County Ohio Court of Common Pleas Civil Division, Case No. 21CV006710, property is being sold by Chris Davis dba as Auction Ohio, as Private Selling Officer (PSO).
- B) By placing the high bid, you are contractually obligated to buy the real estate at the price stated in your bid, plus the 5.0% buyer's premium.
- C) Successful Bidder will be required to sign an Acknowledgement of Successful Bid and Deposit (to be filed with the Court) and tender an earnest money deposit in the amount of 10.0% of the bid price within 24 hours of the close of the auction by electronic transfer. Failure to execute the Acknowledgement of Successful Bid and Deposit and/or tender the earnest money deposit will be in default.
- D) Each buyer is responsible for conducting their own due diligence on the property before bidding.
- E) The real estate sells "**AS IS**" condition. The Seller is making no repairs or giving any concessions.
- F) The sale is **not contingent** upon a satisfactory inspection.
- G) The sale is **not contingent** upon the Bidder's ability to secure financing.
- H) Closing to occur with (30) days of the Court's approval of Confirmation of Sale.
- I) Seller will pay for preparation of deeds and real estate taxes will be paid current to the date of the auction.
- J) Buyer shall pay conveyance fees, recording fees, title agency closing fees and title insurance. Buyer shall also be responsible for those costs, allowances and taxes that the proceeds of the sale are insufficient to cover.
- K) There is a 5.0% (five percent) Buyer's Premium charged to the Buyer and collected at closing.
- L) Buyer acknowledges receipt of a copy of the Acknowledgement of Successful Bid and Deposit.

Chris Davis, Private Selling Officer