



**REAL ESTATE
AUCTION
BIDDER'S
PACKET**

ABSOLUTE REAL ESTATE AUCTION

THURSDAY MAY 25TH 10:00 AM

214 ANTHONY ST.
CELINA, OHIO 45882

(TAKE MAIN ST 3 BLOCKS NORTH OF MARKET ST. TURN WEST ON ANTHONY ST.)

REAL ESTATE, CAR, ANTIQUES, COLLECTIBLES, COINS, FURNITURE & HH GOODS

Real Estate Description: 4 Bedroom 1 ½ Story Brick Dwelling, 1,628 Sq Ft, Built In 1965, 2 Full Baths, Living Room, Dining Room, Kitchen, Breezeway, 2 Car Attached Garage, Full Partially Finished Basement, Updated Furnace & A/C, Circuit Breakers And More.

Inspections: Open House Thursday May 11th From 6 to 7 PM Or Call Auctioneer For Private Showing. Call Joe Flatter, Jr. 937-604-6403.

Auction Terms: PROPERTY SELLS ABSOLUTE TO THE HIGHEST REGARDLESS OF PRICE!! Mercer County Auditors Appraisal Is \$99,300. Property Sells As-Is With No Contingencies For Financing, Inspection Or Otherwise. Prospective Bidders Are Strongly Encouraged To Conduct All Desired Inspections And Arrange Financing Prior To Auction. 10% Buyers Premium Will Be Added To Final Bid To Establish Contract Sale Price. Buyer Pays All Closing Cost. Clean Title By General Warranty Deed At Closing.

REAL ESTATE REGISTRATION: You Must Bring A Check To The Auction To Be Able To Bid. 10% Of The High Bid Due At The End Of Bidding Will Be Your Non Refundable Deposit. Balance Due At Closing On Or Before June 25, 2017. Closing To Take Place Thru Ohio Real Estate Title 125 W Main St. Fairborn, Ohio 937-878-4333.

Real Estate Sale Sells At: 1:00 PM

REALTORS WELCOME - Realtors Must Register 48 Hours Prior To Sale. Reg. Forms At www.flatterauctions.com

PERSONAL PROPERTY: TO BE ADDED LATER.

LOG ONTO www.flatterauctions.com FOR PHOTOS!

Auctioneers Note: This Is Not A Bankruptcy Or Foreclosure Sale. Lifelong Celina Residents Agatha & Ludvina Leugers (Sisters) 101 & 102 Years Old Respectively Have Moved To Their Retirement Home And Are Selling Their Home At Public Auction. This Is A Very Clean, Well Maintained Home, You Don't Want To Miss This Sale!!

AGATHA & LUDVINA LEUGERS OWNERS
JOE FLATTER, JR. - AUCTIONEER
OHIO REAL ESTATE AUCTIONS LLC

JOE FLATTER AUCTION CO.

COMPLETE PROFESSIONAL SERVICE

407 N BROAD ST. FAIRBORN, OH 45324

937-878-3444

937-604-6403



27-107900.0000

LEUGERS AGATHA F & LUDVINA
LEUGERS AGATHA F & LUDVINA
214 WANTHONY ST
CELINA, OH 45822

JEFFERSON TWP-CELINA CORP / CELINA SD
08-01-230-005
LEGAL INFORMATION
OLD PLAT
LOT 323 W PT
LOT#: 00323

QUALIFIED CREDITS:
HOMESTEAD

1	OF 1
PROP CLASS	5
NEIGHBORHOOD	1
	0
27502720-01	
M 12 B	
B	
C 35	

OWNER/SHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED CONV#	JS	VALID
1	LEUGERS AGATHA F & 214 WANTHONY ST	CELINA	OH	45822		0	: 0		
2						0	0		
3						0	0		

X: LISTER: DF DATE: 05/05/2005 TIME: 12:22:58 PM LETTER: LETTER REC'D: GIS CODE: _____

STREET/ROAD: _____ TOPOGRAPHY: LEVEL HIGH LOW ROLLING STANDARD

PAVED GRAVEL DIRT SIDEWALKS CURBS

UTILITIES: WATER SEWER GAS ELECTRIC STANDARD

NEIGHBORHOOD: _____ IMPROVING STATIC DECLINING OLD STANDARD

INFLUENCE FACTORS: A. NO ROAD F. RESTRICT B. TOPGRHY G. WOOD LT C. Ex Front H. VACANCY D. QUANTITY I. WATER FRONT E. SZ/SHAPE J. OTHER/CDU

PROPERTY LOCATION: 214 WANTHONY ST, CELINA COMMENT: TY2015:Net Gen=\$1,049.10, Other Assessment=\$0.00 DE15 COR FNDTN PER DATA MAILER

CODES:	LAND TYPE	SIZE	LAND COMPUTATIONS	INF	M	VALUE	C
F: FRONT	FR:F	F75 D132	ST190 DP94 ADJ179			13,400	0
R: REAR							
HS:							
HOMESITE							
S.M:							
SMALL ACRE							
WA: WASTE							
RD: ROAD							
EA:							
EASEMENT							
TOTAL						13,400	0

VALUATION SUMMARY

REASON FOR CHANGE	2015	2014	2011
MISC	13,400	13,400	13,400
LAND	85,900	88,800	88,800
IMPR	99,300	102,200	102,200
TOTAL	4,690	4,690	4,690
LAND	30,070	31,080	31,080
IMPR	34,760	35,770	35,770
TOTAL			

OCCUPANCY	EXTERIOR	FLOOR	AREA	CONST	VALUE
<input type="checkbox"/> SINGL FMLY	<input type="checkbox"/> WOOD	1	1302	BRK	82,960
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO	25	326	BRK	12,450
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALUM/VYNL				
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK				
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL				
<input type="checkbox"/> B/L TRIL	<input type="checkbox"/> BRICK				
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE				
ROOFING		ROOF TYPE			
<input type="checkbox"/> METAL	<input checked="" type="checkbox"/> GABLE				
<input type="checkbox"/> SLT/TL	<input type="checkbox"/> HIP				
<input checked="" type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL				
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD				
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT				
FLOORS	B 1 2 3 U				
CONCRETE	<input type="checkbox"/>	BSMT FINISH #	0	0 S.F.	0
WOOD	<input type="checkbox"/>	FIREPLACE #	0	0 S.F.	0
TILE/COMPO	<input type="checkbox"/>	HEATING	0	0 S.F.	0
CARPET	<input type="checkbox"/>	AIR COND	1,628	S.F.	2,440
INT. FINISH	B 1 2 3 U	PLUMBING #	3		3,300
PLASTER/DW	<input type="checkbox"/>	GARAGES & CARPORTS			9,800
PANELING	<input type="checkbox"/>	EXTRA FEATURES			1,000
UNFINISHED	<input type="checkbox"/>	SUBTOTAL			124,640
ACCOMMODATIONS		GRADE FACTOR			100 %
# OF ROOMS	6 2	UNADJUSTED VALUE			124,640
BEDROOMS	2	FACTOR			100 %
FIREPLACES					
HEAT & AC	B 1 2 3 U				
NO HEAT	<input type="checkbox"/>	OCCUPANCY	1.25	SK	SIZE
CTRL HEAT	<input type="checkbox"/>	DWELLING			AREA
HW/STEAM	<input type="checkbox"/>				1,628
ELECTRIC	<input type="checkbox"/>				GRADE
HEAT PUMP	<input type="checkbox"/>				C
FLRWALL	<input type="checkbox"/>				PRICE
STVE/SPCE	<input type="checkbox"/>				AGE
GEO THERMAL	<input type="checkbox"/>				1965
OUTSIDE	<input type="checkbox"/>				REMD
CTRLA/C	<input type="checkbox"/>				A
PLUMBING					CND
X FULL BATH	1				UNADJ VAL
X HALF BATH					124,640
X FIXTURES					PHYS
					35
					PHYS VAL
					81,020
					FUNG
					TRUE VAL
					85,900

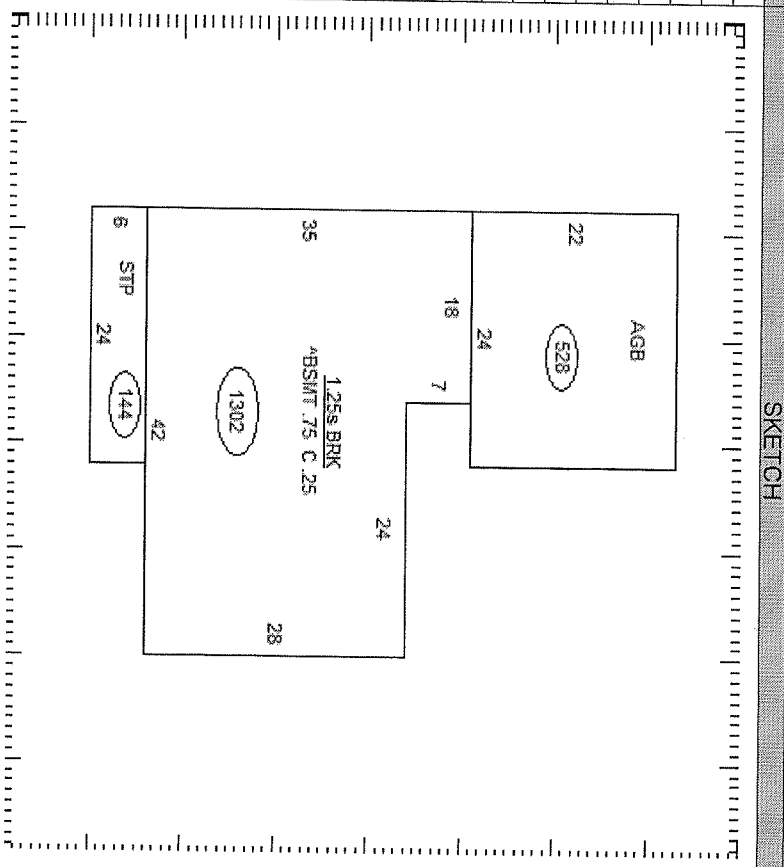
27-107900.0000

Dwelling has an Economic Factor of 106%

COMMENTS

TOTAL

85,900



Mercer County, Ohio - 2015 REAL ESTATE TAXES (Collecting in 2016)

Contact the Treasurer's Office to confirm the information presented below.

SUMMARY

Description	First Half	Second Half	Full Year
Total Taxes	\$524.55	\$524.55	\$1,049.10
Taxes Paid	<u>\$524.55</u>	<u>\$524.55</u>	<u>\$1,049.10</u>
Taxes Due	\$0.00	\$0.00	\$0.00

Tax Number 27-107900.0000 **Map Number** 08-01-230-005
Owner: LEUGERS AGATHA F & LUDVINA
Parcel Address: 214 W ANTHONY ST
 CELINA SD JEFFERSON TWP-CELINA CORP
Legal 1: OLD PLAT
Legal 2: LOT 323 WPT
Legal 3: LOT#: 00323

FIRST HALF TAXES

Amount	Description	Note
\$943.91	Gross Tax	
(\$176.47)	Homestead Credit	
(\$78.99)	Non-Business Credit	
(\$19.75)	Owner Occupancy Credit	
(\$144.15)	State Equalization	
\$524.55	FIRST HALF TAXES	

FIRST HALF PAYMENTS

Amount Paid	Receipt Date	Description
\$524.55	2/22/2016	
\$524.55	TOTAL	

SECOND HALF PAYMENTS

Amount Paid	Receipt Date	Description
\$524.55	7/14/2016	
\$524.55	TOTAL	

\$1,049.10 TOTAL PAYMENTS TO DATE

SECOND HALF TAXES

Amount	Description	Note
\$943.91	Gross Tax	
(\$176.47)	Homestead Credit	
(\$78.99)	Non-Business Credit	
(\$19.75)	Owner Occupancy Credit	
(\$144.15)	State Equalization	
\$524.55	SECOND HALF TAXES	

\$1,049.10 ANNUAL TAXES

<u>Click Below to View</u>	Type	Market Values	Assessed Values
Property Record Card	Land:	\$13,400.00	\$4,690.00
Deed History	Bldg:	\$85,900.00	\$30,070.00
	CAUV:	\$0.00	\$0.00
Survey	TOTAL:	\$99,300.00	\$34,760.00
Sale Info:		\$0.00	

Parcel Number: 27-107900.0000 **Class:** 510
DISCLAIMER: The information found on this document is for informational purposes only and should not be considered official. While the information on this site is believed to be accurate it is not guaranteed. Mercer County is not liable for errors or omissions, but we would appreciate an email or a call if something appears to be incorrect.

Data is current as of: 10/26/2016 3:36:41 PM

Mercer County, Ohio - 2016



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 214 W. Anthony St. Celina, Ohio 45822

Buyer(s): _____

Seller(s): Agatha & Ludvina Leugers

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Joe Flatter, Jr. and real estate brokerage Ohio Real Estate Auctions LLC will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

Dorothy Meade, POA 5/25/17
SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally the broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the broker and manager are dual agents. There are two exceptions to this. The first is where the broker or manager is personally representing one of the parties. The second is where the broker or manager is selling or buying his own real estate. These exceptions only apply if there is another broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to an attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100





Ohio Real Estate Auctions, LLC
CONTRACT TO PURCHASE AT PUBLIC AUCTION

(This is a legally binding contract. If not understood, seek legal advice. For real estate advice, consult your Realtor)

DATE: May 25, 2017

1. **PROPERTY DESCRIPTION:** The undersigned Purchaser agrees to purchase from the undersigned owner (seller) through *Ohio Real Estate Auctions, LLC*, (Broker), the following described real estate in Celina, Mercer County, OH and known as 214 W Anthony St. Parcel ID # 27-107900.0000
2. **PRICE AND TERMS:** Purchaser agrees to pay the amount of the high bid \$ _____ plus the buyer premium of \$ _____ for a **Total Contract Price of \$ _____** for the Real Estate as follows: A non-refundable (except in the case of a non-marketable title) down payment of \$ _____ to apply toward the Purchase Price and to be deposited by Broker, upon acceptance of this offer, in a non-interest bearing trust account pending closing. In the event this Contract to Purchase does not close for any reason other than as agreed, Purchaser agrees that the down payment shall be disbursed by Broker 5 days from closing date unless Broker is previously notified in writing by purchaser that litigation has been filed with a court of competent jurisdiction. A copy of the filing must be attached.
3. **BALANCE & CLOSING:** The balance of the Purchase Price shall be paid in the form required by the closing agent on date of closing, on or before June 26, 2017. The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary.
4. Buyers will close through Ohio Real Estate Title 125 W Main St. Fairborn, Ohio 45324 937-878-4333
5. If buyer does not close on or before scheduled closing date, seller may, at seller's option, extend the closing date in consideration for a sum of \$ 100.00 per day after original closing date.
6. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
7. **BINDING OBLIGATION:** Purchaser is **buying the property As-Is, Where-Is and without Recourse**. If Purchaser fails to close for any reason whatsoever, except a nonmarketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable by Seller for any deficiency, plus court costs and reasonable legal fees, resulting from subsequent resale of the property. Time is of the essence and this is an irrevocable offer to purchase, with no contingencies. In the event Purchaser fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of Seller's further remedies. Either party may demand specific performance of this agreement.
8. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Sellers's knowledge: (a) there are no undisclosed latent defects; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the Real Estate may be assessed, except None; (c) there are no City, County or State orders that have been served upon Seller(s) requiring work to be done or improvements to be made which have not been performed, except None. Inspections regarding habitability and use of the Real Estate shall be the responsibility of the Purchaser. All Inspections must be completed prior to Auction. PURCHASER IS RELYING SOLEY UPON HIS EXAMINATIONS OF THE REAL ESTATE, AND THE SELLER'S CERTIFICATION HEREIN FOR ITS PHYSICAL CONDITION AND CHARACTER, AND NOT UPON ANY REPRESENTATION BY THE AUCTIONEERS/REAL ESTATE AGENTS INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.
9. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKERS are relying on information provided by Seller or his/her agents in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEERS/BROKERS, their agents and employees, from any claims, demands, damages, suits, liabilities, costs and expenses (including reasonable legal fees) arising out of any misrepresentation or concealment of facts by Seller or his/her agents.
10. **CONVEYANCE AND CLOSING:** Seller shall convey marketable title to the Real Estate by General Warranty deed with release of dower right, if any, AND SUBJECT TO THE RIGHTS OF THE TENANTS, if any, under existing leases and state law. Title shall be free and unencumbered as of Closing, except restrictions and easements of record and except the following assessments (certified or otherwise): None

Buyers Initials _____

11. **CONDITION OF IMPROVEMENTS:** The risk of destruction or substantial damage by fire or Act of God prior to delivery of deed is assumed by Seller. Seller agrees that on possession, the Real Estate shall be in the same condition as it is on the date of this contract, except for ordinary wear and tear. If the Real Estate should be damaged or destroyed by fire or other casualty and if, prior to Closing, the real Estate shall not be repaired or restored by and at the Sellers expense, to a condition as good as it was prior to the damage or destruction, then Purchaser, at his option, may terminate this contract by written notice to Seller and the Down Payment Shall be returned to Purchaser. While this contract is pending, Sellers shall not change any existing lease or enter into any new lease, nor make any substantial alterations or repairs without the consent of the Purchaser. In addition, the Purchaser also has an insurable interest in the property from date of this contract. Purchaser is hereby notified that insurance should be placed upon the property immediately to protect Purchasers' interest.
12. **DISCLOSURE:** Buyer Seller - is a licensed Real Estate Broker or Sales Person.
13. **POSSESSION:** Possession shall be given at closing, _____ days after closing @ _____ AM PM, subject to Tenants' Rights, with deed. (Until such date, Seller shall have the right of possession free of rent, but shall pay for all utilities.) No work can be done on the property by the Purchaser until possession is given.
14. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
15. **SOLE CONTRACT:** The parties agree that this offer constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this offer shall be made in writing, signed by all parties, and copies shall be attached to all copies of the original offer. This offer shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
16. **TERMS:** The property sells: to the high bidder regardless of price, or subject to seller's confirmation.
17. \$ 10% of high bid must be deposited at the time of Auction as down payment by company, corporate or personal check (presented with positive I.D). This non-refundable down payment will be applied to the contract purchase price at closing and will be held in the trust account of Ohio Real Estate Title as escrow agents for the sellers.
18. A ten percent Buyer Premium will be added to the high bid amount to determine the final contract-selling price paid by the purchaser. No Buyer premium will be charged.
19. Taxes will be prorated using the method in which Seller's share is based upon the number of days from the date of the immediately preceding semiannual installment (June 30 or December 31) to the date of closing. Buyer will be assuming 6 months of accrued taxes.
20. This property is being sold at Public Auction, without recourse. Personal on-site inspection/s of the property or properties is strongly recommended. The property will sell "as is, where is," with no warranty expressed or implied as to improvements, availability of utilities, zoning, or environmental and wetland issues. Information contained online was obtained by sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC nor their agents will be responsible for any errors or omissions herein. Announcements made at the auction will take precedence over written material, advertisements, or any other oral statements made prior to the day of auction. Purchasers should carefully verify all items and make their own decision as to the accuracy thereof before relying on same. Except in the case of an absolute auction, Auction Firm reserves the right to bid on behalf of the sellers. Auctioneer reserves the right to bid on behalf of himself at any auction. The seller and Auction Company reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
21. Auction Firm hereby acknowledges that they represent the Seller. An Agency Disclosure Statement must be signed by the high bidder.
22. The buyer, seller shall be responsible for all transfer taxes, recording fees, title search, and deed preparation. Seller is responsible for real estate tax prorata, mortgage releases and will convey a good and marketable title. The buyer, seller, split 50/50, is responsible for survey cost, if a survey is required for a transfer. ***Buyer is responsible for all other costs associated with closing.**
23. By bidding, the buyer agrees to waive the 10 day post inspection for lead based paint. Buyer also agrees to waive their right to receive a Residential Property Disclosure form and their right to rescind the Contract to Purchase.

Buyers Initials _____

24. Real Estate is sold through Ohio Real Estate Auctions, LLC.

25. OTHER:
None

26. EXPIRATION AND APPROVAL: This offer is void if not accepted in writing on or before close of auction o'clock A.M. P.M. Noon
 Midnight EASTERN STANDARD TIME _____, 20_____.

27. Make Deed to: (print) _____

The Purchaser has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.

Print

Sign

Date

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: _____

28. ACTION BY OWNER: The undersigned Seller has read and fully understands the foregoing offer and hereby: accepts said offer and agrees to convey the Real Estate according to the above terms and conditions, rejects said offer, or counteroffers according to the modifications initialed by Seller(s). Counteroffer shall become null and void if not accepted in writing on or before _____ o'clock A.M. P.M. Noon Midnight EASTERN STANDARD TIME _____, 20_____. Owner acknowledges that Agency Disclosure Statement has been signed.

29. SELLING FEES AND EXPENSES: Seller is to pay an auction selling fee and reimburse agreed expenses as per the Auction Contract.

Print

Sign

Date

SELLER: Ludrina & Agatha Leugers Deborah Meade, PEB 5/25/17

SELLER: _____

FULL ADDRESS: _____

PHONE NUMBERS: _____

WITNESS: 

30. RECEIPT BY Ohio Real Estate Auctions, LLC: DATE _____ I hereby acknowledge receipt of \$ _____
 cash cashier's check personal check # _____ made payable to _____ as
downpayment; other _____ in accordance with terms herein provided.

_____ \$ _____ X _____ % _____
CO-OP REALTOR /BROKER FIRM CO-OP AGENT / BROKER

PHONE _____

