



Real Estate Bidder's Packet

March 20, 2018



859 Green Drive
Coshocton, OH 43812

Tim Lile, CAI - Auctioneer
TimLileAuctioneer@gmail.com
(937)689-1846

Ohio's largest firm Specializing in the Sale of Real Estate at Public Auction



Auction
Bank-Owned Real Estate
Live Onsite Bidding
Tuesday, March 20th @ 11:00am
(Internet Bidding Ends @ 11:30am)
859 Green Drive
Coshocton, Ohio 43812

Minimum Bid
ONLY
\$90,000!

Tax Appraised @ \$210,000+ ~ Minimum Bid ONLY \$90,000!



Internet Bidding Available @ www.OhioRealEstateAuctions.com

PROPERTY DESCRIPTION: +/- 2,628 SF, 2-Story Colonial, 4 Bedroom, 3 Bath home on 1.4086 Acres Lot. Home was built in 1999 and includes a full basement, oversized 2-car attached garage and wood deck.

COSHOCTON COUNTY PID: 0430000604507 **ANNUAL TAXES:** \$3,876.09

INSPECTIONS: Tuesday, March 13th From 6pm to 7pm
Saturday, March 17th From 10:00am to 11:00am
& 1 hour prior to auction

TERMS: Property sells subject to minimum bid of ONY \$90,000. As-is with no contingencies for financing, inspections or otherwise. All desired inspections should be completed prior to auction during open inspection times. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs. **Deposit and Closing:** Successful bidder will be required to deposit 10% of the total contract price on auction day. Close on or before April 21, 2018 through M & M Title Company.

Realtor Participation: Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 48 hours prior to auction & prior to client's online registration if bidding online; 2) Accompany your client to a scheduled Inspection or conduct a private showing; 3) Guide buyer to closing.

Tim Lile, CAI – Auctioneer; (937)689-1846; timlileauctioneer@gmail.com
Bid NOW @ www.OhioRealEstateAuctions.com

Disclaimer: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

Profile

Parcel:	0430000604507	Land Use Code:	R - SINGLE FAMILY, O-9.99 AC
Alternate ID:		Map Routing:	015116
Address:	859 GREEN DR	NBHD:	00715
Owner Details:	PEOPLES BANK	Class:	RESIDENTIAL
Owner Address:	138 PUTNAM STREET	Land Acres:	MAP
	MARIETTA, OH 45750	Street/Road:	PAVED-LIGHT
Description:	PT LOT 14	Topography:	BELOW STREET
	**MOWING ASSESSMENT \$95.00 + \$.95 FEE	Utilities	ALL PUBLIC

Value Summary

Land Value:	\$50,700.00	Assessed Land	\$17,750.00
Building Value:	\$155,410.00	Assessed Building	\$54,390.00
Total Value:	\$206,110.00	Assessed Total	\$72,140.00

Primary Residential Card

Card:	1	Half Bath:	0	Full Baths	3
Stories:	2	Square Feet:	2628	Addn'l Fixed	2
Construct:		Fuel:	GAS	Grade:	C+
Style:	COLONIAL	Heating:	CENTRAL AIR CONDI	Cond (CDU):	GD-GOOD
Year Built:	1999	Attic:	NONE	Total FIXT:	11
Year Remod.		Bedrooms:	4	Remod Bath/Kitch:	NO/NO
Total Rooms:	7	Basement:	FULL	Ext. Material:	ALUMINUM/VINYL
Family Rooms:	1	Int vs Ext Condition	SAME		
Full Bath:	3				

Legal Description

Legal Desc PT LOT 14
Leg Desc 2 **MOWING ASSESSMENT \$95.00 + \$.95 FEE 2017**
Legal Desc 3

Land

Line No	Tax Year	Code	Type	Acres
1	2018	HOMESITE	A LTYPE	1
2	2018	UNDEVELOPED/R ESIDUAL	A LTYPE	.4086

Commercial

Card	Year Built	Building Number
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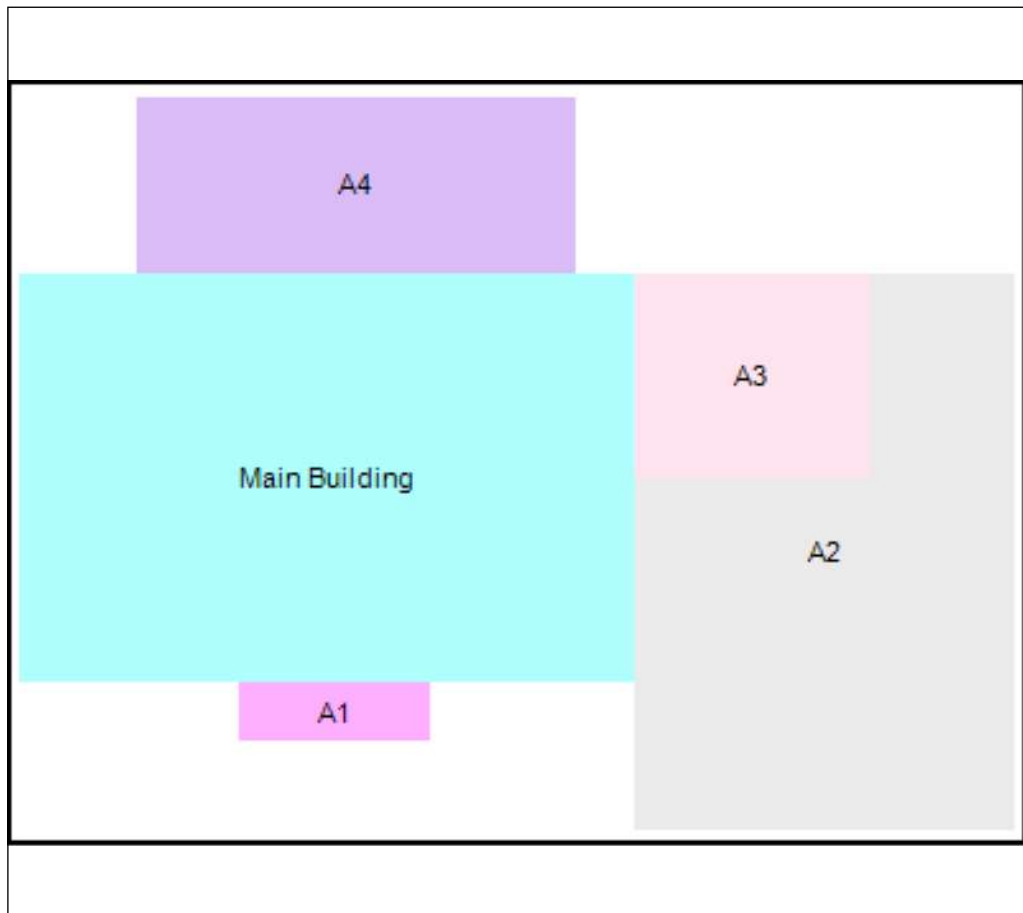
Out Building

Year Built	Eff. Year	Code	Area	Size	Condition
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Sales History

Date	Type	Grantor	Source	Validity	Amount
1997-MAR-03	LAND ONLY		4		\$30,000
2002-APR-01	LAND AND	POWELSON LYNN E JR	4	0	\$180,000
2017-DEC-13	LAND AND	RAMSEY S BRENT &	4		\$110,000

SKETCH



Sketch

- 0 Main Building 1176 Sq. Ft.
- 1 A1 - 11/10:OFP OPEN FRAME PORCH/1SFR FRAME ADDN 52 Sq. Ft.
- 2 A2 - 13:F GAR FRAME GARAGE 764 Sq. Ft.
- 3 A3 - 50/10:UNF BASEMENT/1SFR FRAME ADDN 224 Sq. Ft.
- 4 A4 - 31:WDDK WOOD DECKS 360 Sq. Ft.

Uniform Residential Appraisal Report

1261049 File # VLOH-0007218

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. Property Address 859 Green Dr City Coshocton State OH Zip Code 43812

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Report data source(s) used, offering price(s), and date(s).

Table with Neighborhood Characteristics, One-Unit Housing Trends, and Present Land Use % columns. Includes data for Location, Built-Up, Growth, and Neighborhood Boundaries.

Market Conditions (including support for the above conclusions) An ample supply of mortgage funding is readily available. Loan discounts, interest buy downs, and or other concessions are not currently necessary.

Dimensions Survey Not Provided Area 1.41 ac Shape Irregular-SeeGISMap View N,Res: Specific Zoning Classification R1 Zoning Description One Family Residential

Table with General Description, Foundation, Exterior Description, materials/condition, Interior, and materials/condition columns. Includes data for Units, # of Stories, Type, Design, Year Built, Effective Age, Attic, Heating, Cooling, and Appliances.

Additional features (special energy efficient items, etc.) Home has a 200 amp electric circuit breaker box. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

Uniform Residential Appraisal Report

1261049
File # VLOH-0007218

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 134,900 to \$ 165,000		There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 140,000 to \$ 169,900	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	859 Green Dr Coshocton, OH 43812	1660 Sleepy Hollow Dr Coshocton, OH 43812	1720 Flint Ln Coshocton, OH 43812
Proximity to Subject		0.75 miles S	1.01 miles S
Sale Price	\$	\$ 167,500	\$ 140,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 61.36 sq.ft.	\$ 80.57 sq.ft.
Data Source(s)		NEOHREX#3852317;DOM 158	NEOHREX#3752862;DOM 400
Verification Source(s)		CoshoctonCoAuditor/Broker/Ext-Insp	AppraiserForSale/Aud/Broker/Insp
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		ArmLth Cash;0	ArmLth FHA;2000 0 Conv;0
Date of Sale/Time		s04/17;c03/17	s03/17;c03/17
Location	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.41 ac	1.04 ac	0.8466 sf
View	N;Res;	N;Res;	N;Res;
Design (Style)	DT2;Colonial	DT1;Ranch	DT1;Bi-Level
Quality of Construction	Q4	Q4	Q4
Actual Age	18	53	0 29
Condition	C4	C4	C4
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 4 3.0	9 4 2.1	6 3 2.0
Gross Living Area	2,422 sq.ft.	2,730 sq.ft.	2,002 sq.ft.
Basement & Finished Rooms Below Grade	1320sf660sfwo 1rr0br0.1ba1o	1500sf1108sfwo 1rr0br0.1ba3o	-900 2002sf500sf -3,400 1496sf700sfwo -900
Functional Utility	Average	Average	Average
Heating/Cooling	Fwa/Ca	Fwa/Ca	Fwa/Ca
Energy Efficient Items	Thermo Equipped	Thermo Equipped	Thermo Equipped
Garage/Carport	2ga4dw	2ga4dw	2ga3dw
Porch/Patio/Deck	CvrdPorch/Wdk	Cv&UcPrchs/Wdks	0 Cvd&UncPorches
Deferred Maintenance	SeePhotoAddenda	Superior	Superior
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,900
Adjusted Sale Price of Comparables		Net Adj. 6.3 % Gross Adj. 8.7 % \$ 156,900	Net Adj. 9.9 % Gross Adj. 16.2 % \$ 153,900

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Coshocton County Auditor's Records

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Coshocton County Auditor's Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Coshocton Auditor's Records	Coshocton Auditor's Records	Coshocton Auditor's Records	Coshocton Auditor's Records
Effective Date of Data Source(s)	08/30/2017	08/30/2017	08/30/2017	08/30/2017

Analysis of prior sale or transfer history of the subject property and comparable sales There is no known agreement of sale of option, or listing on the subject or any of the comparable sales in the past three years other than that indicated in this report.

Summary of Sales Comparison Approach Comparables utilized are considered to be the most pertinent sales in the subject property's market area. It is necessary to exceed 30% variance in age for the most recent and appropriate sales available. All value affecting dissimilarities were adjusted according to market reaction extracted from paired sales analysis. Comparables are analyzed in this report that closed over 6 months from the effective date are reliable and current indicators of the subject's market value. The dated sales depict price stability over the last year in the subject's marketing area. A reliable indicator of value being over 6 months old and exceeding 30% variance in age has no adverse effect on marketability and is typical for the area in which few properties transfer each year and even fewer similar to the subject property. Comparable sales #1 & #2 were given the most consideration in the final estimate of value due to their recent dates of sale. The subject property's bathroom count is not bracketed by the most recent and appropriate sales available, the variance is minimal and has no adverse effect on marketability. The bathroom adjustment has been extracted from dated and less similar sales.

Indicated Value by Sales Comparison Approach \$ 159,000

Indicated Value by: Sales Comparison Approach \$ 159,000 Cost Approach (if developed) \$ 200,600 Income Approach (if developed) \$

The Income Approach was not used due to a lack of sufficient number of single family homes which were on the rental market and subsequently sold. Due to the age of the improvements, the Reproduction Approach was deemed an unreliable indicator of value for the home. The Direct Sales Analysis is deemed to be the only appropriate indicator of market value.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 159,000, as of 08/24/2017, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

1261049
File # VLOH-0007218

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	859 Green Dr Coshocton, OH 43812	1837 Buena Vista Dr Coshocton, OH 43812			828 Green Dr Coshocton, OH 43812					
Proximity to Subject		0.78 miles SE			0.03 miles SE					
Sale Price	\$	\$ 138,500			\$ 154,900			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 67.23 sq.ft.			\$ 69.46 sq.ft.			\$ sq.ft.		
Data Source(s)		NEOHREX#3801363;DOM 77			NEOHREX#3932904;DOM 15					
Verification Source(s)		AppraiserForSale/Aud/Broker/Insp			CoshoctonCoAuditor/Broker/Ext-Insp					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Armlth Conv;5000	0		Listing	-7,700				
Date of Sale/Time		s08/16,c06/16			Active					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	1.41 ac	1.26 ac			1.32 ac			0		
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT2;Colonial	DT2;Colonial			DT2;Colonial					
Quality of Construction	Q4	Q4			Q4					
Actual Age	18	38			18					
Condition	C4	C4			C4					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	-2,000		Total Bdrms. Baths	+2,000		Total Bdrms. Baths		
Room Count	8 4 3.0	9 5 2.1	+2,000		6 3 2.1	+2,000				
Gross Living Area	2,422 sq.ft.	2,060 sq.ft.			+7,200			2,230 sq.ft.	+3,800 sq.ft.	
Basement & Finished Rooms Below Grade	1320sf660sfwo 1rr0br0.1ba1e	0sf			+6,600			940sf0sf	+1,900	
Functional Utility	Average	Average			Average					
Heating/Cooling	Fwa/Ca	Fwa/Ca			Fwa/Ca					
Energy Efficient Items	Thermo Equipped	Thermo Equipped			Thermo Equipped					
Garage/Carport	2ga4dw	2ga4dw			2ga4dw					
Porch/Patio/Deck	CvrdPorch/Wdk	Cvrd&EncPorches			0 CvrdPorch/Wdk					
Deferred Maintenance	SeePhotoAddenda	Superior			-1,000 Similar			0		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,300			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 8,600			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 13.9 % Gross Adj. 18.3 % \$ 157,800			Net Adj. 5.6 % Gross Adj. 15.5 % \$ 163,500			Net Adj. % Gross Adj. % \$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Coshocton Auditor's Records	Coshocton Auditor's Records			Coshocton Auditor's Records					
Effective Date of Data Source(s)	08/30/2017	07/23/2017			08/30/2017					
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										



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: 859 Green Drive, Coshocton, Ohio 43812

Buyer(s): _____

Seller(s): Peoples Bank by Paul J. Gray

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) Tim Lile 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 on the back of this form.

_____	DATE	<u>DocuSigned by:</u> <u>Paul J. Gray</u>	_____	DATE
_____	DATE	C90C8533CDAB4D5...	_____	DATE
BUYER/TENANT	DATE	SELLER/LANDLORD	DATE	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



CONSUMER GUIDE TO AGENCY RELATIONSHIPS



Ohio Real Estate Auctions LLC

We are pleased you have selected **Ohio Real Estate Auctions LLC** to help you with your real estate needs. Whether you are selling, buying or leasing real estate, **Ohio Real Estate Auctions LLC** can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Representing Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage who represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidential information of both parties.

Working With Ohio Real Estate Auctions LLC

Ohio Real Estate Auctions LLC does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but **Ohio Real Estate Auctions LLC** and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. **Ohio Real Estate Auctions LLC** will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and **Ohio Real Estate Auctions LLC** will act as dual agents but only if both parties agree. As dual agents they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to it in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties **Ohio Real Estate Auctions LLC** has listed. In that instance **Ohio Real Estate Auctions LLC** will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When **Ohio Real Estate Auctions LLC** lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. **Ohio Real Estate Auctions LLC** does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because **Ohio Real Estate Auctions LLC** shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and **Ohio Real Estate Auctions LLC** will be representing your interests. When acting as a buyer’s agent, **Ohio Real Estate Auctions LLC** also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below, acknowledging receipt of this Consumer Guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Paul J. Gray
Name (Please Print)

Name (Please Print)

DocuSigned by:
Paul J. Gray 2/20/2018
C90C8533CDAB4D5... Date

Signature Date





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: **March 20, 2018**

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 Meigs County, OH and more commonly known as:

859 Green Drive, Coshocton, Ohio 43812; Coshocton County PID: 0430000604507

2. **PRICE AND DEPOSIT:** Purchaser agrees to pay the **High Bid Amount of \$_____** plus a **10% Buyer Premium of \$_____** for a **Total Contract Price of \$_____** for the subject Real Estate. A **Non-Refundable Down Payment of \$_____ (10% of Total Contract Price)** is to be paid to & deposited by Escrow Agent upon acceptance and applied toward the Total Contract Price at closing. In the event this transaction does not close for any reason other than non-marketable title or as otherwise agreed by ALL parties, Purchaser agrees that the Down Payment shall be disbursed by Escrow Agent as provided for in paragraph 5 below, **UNLESS** Escrow Agent & Broker are 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 Total Contract Price shall be paid in the form required by Escrow Agent on or before **11 January 2018**. The closing date shall be automatically extended up to 30 days if Auctioneer deems necessary without penalty to the Seller.
4. Transaction will close through: **M&M Title Co; 7925 Paragon Road, Dayton, Oh. 45459; (937)434-7366; Tyna Brown; tbrown@mmtitle.com**
5. **OBTAINING FINANCING:** This purchase is not contingent upon the Purchaser obtaining financing. There are no buyer contingencies.
6. **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 non-marketable title, Purchaser voluntarily agrees to forfeit entire down payment and may be held liable to Seller for any deficiency, plus court costs and reasonable legal fees, resulting from any 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.
7. **OWNER'S CERTIFICATION:** Seller(s) certifies to Purchaser that, to the best of Seller'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 _____; (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 _____.
- 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/BROKER INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE REAL ESTATE.**
8. **INDEMNITY:** Seller and Purchaser recognize that the AUCTIONEERS/BROKER 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/Broker, 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.
9. **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): **of record.**

10. **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.
11. **DISCLOSURE:** Buyer Seller - is a licensed Real Estate Broker or Sales Person.
12. **POSSESSION:** Possession shall be given at closing 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.
13. **AGENCY DISCLOSURE STATEMENT:** Purchaser acknowledges having reviewed and signed the Agency Disclosure Statement.
14. **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.
15. **TERMS:** The property sells subject to minimum bid of \$90,000.
16. **\$ _____ (10% of Total Contract Price)** must be deposited by successful bidder upon Seller Confirmation as down payment by Cash or Check (presented with positive I.D). This non-refundable down payment will be applied to the Total Purchase Price at closing and will be held in trust by M & M Title Company as escrow agent.
17. **BUYER'S PREMIUM:** A 10% Buyer Premium will be added to the high bid amount to determine the Total Contract Price to be paid by Purchaser.
18. **TAXES:** Real Estate taxes will be prorated using the Short Proration Method. In this formula, Buyer will assume accrued taxes for a 6 month period of time in which the Seller owned the property.
19. 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 presented online and in all other marketing materials was obtained via 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 Auctioneers/Broker reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc.
20. Auctioneers/Broker hereby acknowledge that they represent the Seller. An Agency Disclosure Statement must be signed by the Purchaser.
21. Purchaser 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 guarantees to convey a good and marketable title. The Purchaser, Seller, split 50/50, is responsible for survey cost, if a survey is required for a transfer. ***Purchaser is responsible for all other costs associated with closing.**
22. By bidding, Purchaser agrees to waive their right to rescind this Contract to Purchase.
23. Real Estate is sold through Ohio Real Estate Auctions, LLC.
24. **OTHER:**

25. **EXPIRATION AND APPROVAL:** Accepted

27. **MAKE DEED TO:** (print) _____

Purchaser has read, fully understands and approves the foregoing Contract To Purchase and acknowledges receipt of a signed copy.

Print

Sign

Date

PURCHASER: _____

PURCHASER: _____

FULL ADDRESS: _____

PHONE NUMBERS: Home: _____ Cell: _____ Email: _____

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. EASTERN STANDARD TIME on _____, 20____. Seller 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: Peoples Bank, NA by Paul J. Gray

SELLER: _____

FULL ADDRESS: 138 Putnam Street, Marietta, Ohio 45750

PHONE NUMBERS: (740)374-6146

WITNESS: _____

30. **DEPOSIT RECEIPT:** DATE: March 20, 2018 **Ohio Real Estate Auctions, LLC** hereby acknowledges receipt of: \$ _____

Cash Cashier's Check# _____ Check # _____

Bank Name: _____ made payable to **Ohio Real Estate Auctions & to be transferred to M & M Title** as down payment in accordance with the terms herein provided.

31. **BUYER BROKER COMPENSATION:** Co-Op Brokerage Name: _____

_____ \$ _____ X 1% \$ _____
CO-OP AGENT NAME WINNING BID CO-OP AGENT SIGNATURE

AGENT PHONE _____ AGENT EMAIL _____





Irrevocable Letter of Instruction Re: Down Payment

I have agreed to purchase the real estate located at:

859 Green Drive, Coshocton, Ohio 43812

under the terms and conditions of the attached Contract to Purchase at Public Auction dated: **March 20, 2018.**

As part of this transaction I have made a down payment of money to **M & M Title Company** who will hold the money in Trust as Escrow Agent until closing.

I understand the funds I have provided **M & M Title Company** are to be applied to the Total Contract Price. However, in the event I do not close on this property on or before **April 19, 2018 at 5:00pm**, I irrevocably instruct **M & M Title Company** to disburse my down payment as required under paragraph 2 of the contract. **UNLESS** Escrow Agent & Broker are 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).

Paragraph 2 states:

PRICE AND DEPOSIT: Purchaser agrees to pay the amount of the **High Bid** of \$ _____ plus the **10% Buyer Premium** of \$ _____ for a **Total Contract Price** of \$ _____ for the Subject Real Estate. **A Non-Refundable Down Payment** of \$ _____ (**10% of Total Contract Price**) is to be paid to & deposited by Escrow Agent upon acceptance and applied toward the Total Contract Price at closing. In the event this transaction does not close for any reason other than non-marketable title or as otherwise agreed by ALL parties, Purchaser agrees that the down payment shall be disbursed by Escrow Agent as provided for in paragraph 5 below, **UNLESS** Escrow Agent & Broker are 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).

Pursuant to paragraph 2, upon written instruction from the Broker and the authority granted in this Irrevocable Letter of Instruction, I authorize and direct **M & M Title Company** to follow the instructions of the Broker as to the distribution of my down payment.

Further, I agree to hold Broker & **M & M Title Company** harmless for any such disbursements to any individuals or entities.

I have reviewed the Contract to Purchase at Public Auction dated **March 20, 2018** and this Irrevocable Letter of Instruction and:

1. I understand the terms and conditions of both documents. **(Initial)**_____
2. I have voluntarily executed these agreements. **(Initial)**_____
3. I acknowledge this authorization and my direction to Escrow Agent may result in none of my down payment being returned to me. **(Initial)**_____

Dated: _____

Purchaser:

Print: _____ Sign: _____

Witness:

Print: _____ Sign: _____