

**Bidder Registration:**

All prospective bidders must register to bid. The online registration is available at [www.bethroseauction.com](http://www.bethroseauction.com) or our mobile app at Beth Rose Auctions. Once you register you agree to the terms and conditions of the auction and will comply with the terms and conditions.

**Terms:**

An earnest money deposit of 10% in the form of wire transfer is required within 24 hours of auction by Purchaser to Midland Title Co or a cashier's check delivered to Midland Title. Failure to adhere to the terms and conditions of the auction will constitute default and the Purchaser will be in breach of contract. Purchaser will be responsible for all legal fees and damages associated with the breach of contract from Beth Rose Auctions, LLC and the Seller.

**Closing:**

Closing on or before January 31, 2026.. There will not be a walkthrough prior to closing.

**Documents available:**

All information on the property including disclosures, taxes and information on the property is available at [bethroseauction.com](http://bethroseauction.com). Please review this information prior to bidding. The Auction Purchase Agreement, Consumer Guide to Agency Relationship, an Agency Disclosure and Non Refundable Earnest Money Deposit Addendum can be provided upon request by emailing [beth@bethroseauction.com](mailto:beth@bethroseauction.com)

**Requirements of successful bidder:**

10% Buyer's Premium will be added to the final bid to establish the final sales price. No contingencies will be added to the Auction Purchase Agreement and no changes can be made. All agreements are considered cash. If financing is obtained by the purchaser no contingencies will be made by the seller.

**Winning Bidder:**

The successful high bidder will be required to sign a Real Estate Auction Purchase Agreement immediately upon conclusion of the bidding.. This document will be sent via Dotloop and is required to be signed within 2 hours of the conclusion of the auction.

**Title:**

A Guaranteed Certificate of Title will be supplied by seller at seller's expense giving marketable title subject to restrictions of record. Title work will be provided through Midland Title.

3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**Taxes**

Taxes will be prorated per local method.

**Agency:**

Auctioneer and its agents are sellers agents.

**Bidding:**

All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. The auctioneer will not be held responsible for any technology outages, delays or disruptions beyond its control that may impact the auction. This online only auction has an extended bidding feature. The closing time is automatically extended whenever a bid is placed within 1 minute of closing. The bidding will continue to extend 1 minute when bids are placed until bidding has concluded.

**Disclaimer:**

All information on the website was derived from sources believed to be correct but not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspections of property record

Any questions can be directed to Beth Rose, Auctioneer, Realtor at 419-534-6223 or [beth@bethroseauction.com](mailto:beth@bethroseauction.com).