

UC Walton Realty & Auction Co., LLC

Co-Op Realtor Requirements:

Thank you for choosing to work with UC Walton Realty and Auction Co., LLC in finding a prospective buyer for this property, located at:

50 Sixth Avenue Tiffin, Ohio 44883.

For a Co-Op Commission Split, please follow all guidelines listed below:

- 1). Realtor must email a completed Agency Disclosure Statement and Co-Op Realtor Form to UC Walton Realty and Auction Co. no less than Forty-Eight (48) Hours prior to the published Auction Date: **Online Only – Closes August 20th, 2024 at 6:30PM.**
- 2). Realtor must attend a public Open House or conduct a private showing with their client at the property listed above, no later than Seventy-Two (72) Hours before the date of the auction.
- 3.) Realtor must be present upon the signing of the auction purchase contract the day following the auction when official documents are signed and earnest money is received.
- 4.) Buyer's agent agrees to read, review and explain the Terms and Conditions for this auction with their client as set forth below.

TERMS/CONDITIONS:

United Country Walton Realty & Auction Co., llc (Auction Company) is providing an internet, online only, auction as a service to bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of the auction. Under no circumstances shall bidder have any kind of claim against Auction Company or anyone else if the internet service fails to work correctly during the online auction. The auction company will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy bidding feature and leave their maximum bid at least 24 hours before the auction closes. Auction company reserves the right to withdraw or re-catalog items in this auction. The following describes the terms on which offers you access to the Internet Online Auction by United Country Walton Realty & Auction Co., llc. In order to bid, you must read and accept all of the terms and conditions set forth below:

Buyer's Contract: Your bids placed on the United Country Walton Realty & Auction Co., llc website are a contract and you are responsible for paying all amounts due to United Country Walton Realty & Auction Co., llc.

Preview: Mon. July 29th (5-6PM) & Sun. August 11th (2-3pm)

Buyer's Premium: A buyer's premium of five percent (5%) will be added to the high bid to determine the final sales price, also known as contract price, for the auction lot(s).

Participation Requirements: Name, address, daytime phone number, email address and a valid credit card required for bidding approval.

Down Payment: A \$10,000.00 down payment is required no later than 24 Hours after the completion of the auction on August 20th, 2024. Payment must be made in CERTIFIED FUNDS or WIRE TRANSFER.

Certified Funds: Please have check made out to **UC Walton Realty & Auction Co., LLC**

Wire Transfer: Please contact auction office to obtain the wire transfer instructions after the auction.

Closing: On or before Friday, October 4th, 2024.

Possession: At closing.

Taxes: Prorated to day of closing.

Currency Type: USD

Legal/Parcel Number: Highland ADD Blk 47 Lots, #Q53021158600000

Notice: The real estate is selling AS-IS with no warranties expressed or implied. All information is believed to be accurate, but there are no guarantees. Buyers are invited to inspect the property on the inspection dates or call to arrange a private showing by auctioneer.

Minimum Bid: \$150,000.00. Opening Bid MEETS Reserve.

Internet Online ONLY Special Terms of Sale:

1. YOUR BID IS A CONTRACT TO BUY should you be the winning bidder.
2. All property is sold "AS IS".
3. All sales are final. There are no returns, refunds or adjustments.
4. Age Requirement: All bidders must be 18 years of age or older.
5. Our Internet on-line auctions move quickly! If you are interested in an item, bid quickly. If you win an item in the auction, you will be notified by email.

6. The purchaser agrees to pay all reasonable attorney fees and costs incurred by the auction company in the collection of funds. The purchaser also agrees that a fee of 4% per month be added to the balance of any unpaid balance due the auction company and any other costs or losses incurred by the purchaser's failure to adhere to these terms. Any debt collection or dispute proceedings will be heard in Wyandot County, Ohio.

7. By bidding on any item, the bidder shows acceptance of the terms of the auction.

8. The auction company reserves the right to refuse service to any person.

9. All announcements made prior to the close of the internet bidding take precedence over any and all written or verbal statements.

10. United Country Walton Realty & Auction Co., llc attempts to describe the merchandise to the best of our abilities however we make no representations or guarantees. In no event shall United Country Walton Realty & Auction Co., be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. United Country Walton Realty & Auction Co., llc will not be responsible for any errors or omissions in the description of the merchandise.

11. Some of the items in this auction may have a minimum bid to enter into the bidding. Others may be treated as a "reserve" bid item. Others may be sold "Absolute", regardless of price, to the highest bidder.

12. The auction company does not offer shipping for online auctions. It is up to the buyer to arrange their own shipping, however if a buyer needs something shipped, Walton Auction Co. has the right to charge up to \$25 PER item for a handling fee.

BY BIDDING, YOU HEREBY AUTHORIZE UNITED COUNTRY WALTON REALTY & AUCTION CO., TO CHARGE YOUR CREDIT CARD FOR ANY OF THE FEES LISTED ABOVE. IF NEED BE.

EXPLANATION OF STAGGERED CLOSING & SOFT CLOSE Staggered Close: If you'll notice in the Title of our Auction, it states that bidding BEGINS to close at 2:00pm EST (Indiana Time). However, ALL items do not close together at that time. Items will close in the order listed on the site, (unless affected by the Soft Close as explained below) and typically close at the rate of 6 items per minute (every 10 seconds). Our Auction was set up this way intentionally so that bidders can have time to evaluate their overall progress in a sale as individual items close. You may also click on "Live Catalog" to view, in real time format, the lots that have current activity. Soft Close: Additionally, if an item receives a bid within the last 2 minutes, then the close time will be extended 2 minutes from the time the bid is placed. The time will continue to be extended for 2 minutes with each newly placed bid and the item will not close until 2 minutes have elapsed with no additional bid activity. This does eliminate "snipers" from our Internet Auctions. Please be certain that we have taken every precaution to set the site up in a transparent manner that allows for the fairest environment for both buyers and sellers.

By signing below, I/We agree to the UC Walton Realty and Auction Co-Op Realtor Requirements. Not completing all four (4) mandatory rules, I understand that I will not be entitled to a commission split that is offered for this particular auction and will have no cause of action against UC Walton Realty and Auction Co, or any of its employees, agents or auctioneers.

Agent's Signature: _____

Agent's Brokerage: _____

Agent's Client Name: _____

Auctioneer/Realtor's Signature: Darby J. Walton

UC Walton Realty & Auction Co., LLC Broker's Signature: Douglas E. Walton

***For questions about commission split amounts, please call the UC Walton Realty and Auction Co. Office at 419-294-0007 or email waltonauctionco@sbcglobal.net.

SEND COMPLETED FORMS TO BOTH EMAILS:

darbywalton@waltonauctionco.com

waltonauctionco@sbcglobal.net.

