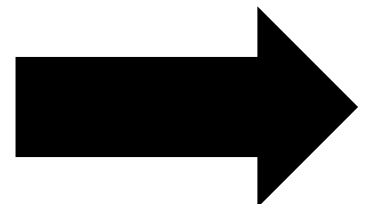


UC Walton Realty & Auction Co., LLC
Co-Op Realtor Requirements:

Thank you for choosing to work with us in finding a prospective buyer for this property,
located at: **417 N. 8th Street Upper Sandusky, Ohio 43351**

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

- 1). Buyer's Agent 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: **Monday, September 15th, 2025, at 6PM.**
- 2). Buyer's Agent 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.) Buyer's Agent must attend with their client and assist in their registration on the date of the auction. Buyer's Agent must also remain present through the bidding process of the real estate auction and assist their client in completing all mandatory paperwork afterwards. Auction is held ON **LOCATION: 417 N. 8th Street, Upper Sandusky, Ohio 43351.** If the buyer purchases the real estate via online bidding during the auction, the Buyer's Agent must be present at the auction to deliver the down payment on behalf of their client and will be responsible for getting final buyer signatures.
- 4.) Buyer's agent agrees to read, review and explain the Terms and Conditions for this auction
with their client as set forth below:
DOWN PAYMENT: \$10,000 Non-refundable down payment due at the conclusion of the auction, on September 15th. Cash, Check and Wire Transfer are accepted. POSSESSION: Delivery of the deed. CLOSING: On or before October 31st, 2025. TAXES: Prorated to closing.
- 5.) Buyer's Agent will be compensated (2%) if their client purchases at this auction, dated above.



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.

Buyer's Agent Signature:

Buyer's Agent Brokerage:

Buyer's Agent Client Name:

Buyer's Agent Email:

Form Accepted By:

Auctioneer/Realtor's Signature:

EMAIL ALL COMPLETED COPIES TO:
darbywalton@waltonauctionco.com
&
office@waltonauctionco.com

For questions, please call the UC Walton Realty and Auction Co. Office at 419-294-0007 or email office@waltonauctionco.com

