

UC Walton Realty & Auction Co., LLC

Co-Op Realtor Requirements:

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, December 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 remain present through the bidding process of the real estate auction and assist their client in completing all mandatory paperwork afterwards. Auction is held at the **Wood County Fairgrounds – Jr. Fair Building: 13800 W. Poe Road, Bowling Green, Ohio 43402.** 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% of contract sales price due at the conclusion of the auction, on December 15th. Cash, Check and Wire Transfer are accepted. All down payments are **NON-REFUNDABLE.** **POSSESSION:** At closing. **CLOSING:** On or before January 30th, 2026. **TAXES:** Prorated to Closing Date. **RENTERS:** Currently residing in 542 ½ S. Main, 602 S. Main St. and 345 Buttonwood. They have until December 31st, 2025, to vacate. **BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the high bid to establish the contract sales price.

5.) Buyer's Agent will be compensated **2%** of the Buyer's Premium collected for every tract their client purchases at this auction, dated above. **Example:** High Bid on home: \$100,000 plus 10% Buyer's Premium (\$10,000), equates to a contract sales price of \$110,000. Buyer Agent would receive \$2,000.

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6.) Client is interested in the following properties:

(Used for Filing Agency & Co-Op Forms)

- ☐ 219 N. Maple St. Bowling Green, Ohio
- ☐ 157 S. Grove St. Bowling Green, Ohio
- ☐ 423 Clough St. Bowling Green, Ohio
- ☐ 345 Buttonwood Ave. Bowling Green, Ohio
- ☐ 542 S. Main St. Bowling Green, Ohio
- ☐ 602 S. Main St. Bowling Green, Ohio
- ☐ 207 S. Findlay Pike Portage, Ohio

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: _____

Auctioneer/Realtor's Signature: _____

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

EMAIL ALL COMPLETED COPIES TO:

darbywalton@waltonauctionco.com

&

office@waltonauctionco.com

For questions, please call the Listing Auctioneers:

Darby J. Walton: (567) 232-2798

Sam R. Baer: (330) 424-8336

