



REAL ESTATE TERMS & CONDITIONS

AUCTION DATE: Tuesday, March 6th, 2006 @ 6:00 P.M.
PROPERTY ADDRESS: 11657 Mill Road, Cincinnati, OH 45240

1. All property is offered as is, where is with no warranty of any kind, expressed or implied, subject to all easements, restrictions, zoning, covenants, and other matters of record. Previewing the property is essential. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or their agents.
2. **Selling with 24 hour Seller's confirmation.**
All sales are final. No claim will be considered for allowance adjustment or rescission of any sale based on failure of the property to correspond to any particular standard or expectation.
4. **10%** buyer's premium will be added to the successful high bid and included in the purchase price.
5. **5%** of final bid shall be deposited by the successful bidder on the day of auction. At such time, the successful bidder shall enter into a purchase contract with completion of purchase as follows:
 - A. **Within 30 days** of execution of purchase contract, the balance of purchase price shall be paid by cash, certified check or approved money order
 - B. According to other terms and conditions the purchaser may pay full amount due on day of sale if desired.
If the buyer is unable to complete transaction according to these terms for any reason, the buyers deposit shall be forfeited and legal action may be instituted.
7. Taxes are prorated to date of closing. Seller will pay for preparation of deed. Buyer is responsible for recording deed.
8. Property is being sold **free & clear of liens**, however the buyer is responsible for having the title searched. If any liens are discovered they will be paid from the proceeds of the sale at the time of closing.
9. All dimensions and descriptions are based upon information supplied to the auctioneer, owners and their agents and are subject to possible variation.
10. Announcements made day of auction by the auctioneer shall take precedence over any previous advertising or description. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it and no offer, contract or guarantee expressed or implied, is given on the information contained in this brochure. No liability for accuracy, omissions, or errors is assumed by the auctioneer, owners or their agents.
11. **Occupancy is at closing.**

Buyer's Signature _____ **---Date:** _____