

AUCTION PURCHASE AGREEMENT

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EXAMPLE, Ohio,	

McINTURF
REALTY
330-364-6648

This property is to be convey earing of record, for which the	ed in its present physical condition, in PURCHASERS agree to pay the	but subject to all zoning laws and ordin	nances, and all easements, o	conditions and restrictions
PURCHASE PRICE OF	BiD + BUYERS ?	PREMIUM \$	SALES PRI	ce
Deposit with this agreement	CASH CHECK#	PREMIUM \$	Deposit=	NON REFERENDABLE
Balance of payment or cash PURCHASER shall use his bagreement, at SELLER'S wr among SELLER and PURCH	payment on a cash sale lest efforts to obtain a loan commitn tten election, shall be deemed null a IASER.	nent for the amount to be financed. It and void and all monies in trust shall b	PURCHASER has failed to be returned to SELLER with	obtain a loan commitment, this
This agreement is contingen				
				another hairs evenutors and assigns
If this offer is not accepted I The SELLER shall furnish a between SELLER and PURC of the title search. Title to p PURCHASER shall pay any pay one half of the closing if	by the SELLER, all monies paid, upcn Owner's Policy of Title Insurance in HASER. The SELLER shall select it roperty will be good and marketable cost incurred in the Issuance of a ee, on a non-financed cash sale. wither's conveyage as y provider	he attorney, law firm or title insurant e in fee simple, and shall be in accord Title insurance Loan Policy for the Pl a statement for the exemption theref	be returned to the POHCH. he cost of the premlum and he company to Issue said p lance with the standards of JRCHASER'S lender. PURC rom. The SELLER shall pay	commitment shall be divided equally colley. The SELLER shall bear the cost the Ohio State Bar Association. The CHASER and SELLER agree to each all taxes and assessments, prorated
to date of closing, both ger Rents (if any) shall be prore cost of recording the deed is assumed by PURCHASE as to the date of closing. A	eral and special, based on the currited to the day of closing. All securi and the cost of a location survey, if B, the taxes, rents, hazard insuranc	ent tax duplicate, and all agricultural i ty deposits and leaves shall be assig desired by the PURCHASER, or if rec e, interest, and mortgage insurance, i all be paid by SELLER and any overa	use tax recoupments, it any ned to PURCHASER at clo pulred by the PURCHASER fany, are to be prorated be ge in such account shall be	sing. The PURCHASER shall pay the 'S lender. In the event SELLER'S loan tween the SELLER and PURCHASER
CLOSING shall be on or be	fore	Describer		, but subject to the legal rights of the
	en to the undersigned PURCHASE	the least date of second or and t	reporty by the SELLER	
. The residential structure(s)		cture(s) nassing-under this contracts	Hall-De-Inspected-Iol-wood-	destroying insects at SELLER'S cost.
. The property passing under	or this agreement shall include the fo	ollowing now on the premises, it not s	specifically excepted, in the	ir present condition: all buildings and , awnings, screens, storm sashes, all
. The property passing unde fixtures including all elect landscaping, built-in appl reception systems) and the woodburning inserts, any	nd, the-cost of treatment-shall include the for this agreement shall include the for its agreement shall include the for its and bathrotances, attached wall-to-wall carpeleir components, celling fans, wate other item normally considered to be	ollowing now on the premises, if not so oom fixtures, all window and door si eting, garage door openers and cont or conditioning equipment (unless lea e a fixture and the following items:	specifically excepted, in the nades, curtain rods, blinds rols, radio and television a used), balance of fuel on th	ir present condition: all buildings and , awnings, screens, storm sashes, all ntennas (including satellite television e premises, woodburning stoves and
The property passing under fixtures including all elect landscaping, built-in appl reception systems) and the woodburning inserts, any	nd, the cost of treatment shall include the for this agreement shall include the force, he taken the force of	one mixtures, all window and doors is beting, garage door openers and conter conditioning equipment (unless lead a fixture and the following items:	pecifically excepted, in the nades, curtain rods, blinds rols, radio and television a sed), balance of fuel on th	ir present condition: all buildings and awnings, screens, storm sashes, all ntennas (including satellite television e premises, woodburning stoves and ior to passing of title, the undersigned
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The property passing unde fixtures including all elect andscaping, built-in appl reception systems) and the woodburning inserts, any 2. If improvements on the supurance due the SELLE 3. If the PURCHASER shall have purchaser falls for PURCHASER shall be liable expenses, real estate comwill be applied on said d. The property is being prepresentation or warre Purchaser further acknown dimensions of the property is being prepresentation or warre Purchaser further acknown dimensions of the property is satisfar reserved by the PURCHASER'S satisfar reserved by the PU	rich the cost of treatment shall include the form this agreement shall include the form this agreement shall include the form this agreement shall include the form t	condition "AS-IS", after examination and toylor upon betting, garage door openers and control with the conditioning equipment (unless leave a fixture and the following items:— or substantially damaged by fire, winder and recover all deposits made that the time and in accordance LER'S remedy of specific performances which may accrue to the SELLER accondition "AS-IS", after examinating goolely upon such examination and a systems and fixtures, and fitness esentations or warranties upon we at a thorough and independent in the PURCHASER and hereby walkes to idemnify and save harmless to, improvements, component systical conditions, pullify and save harmless of clause. Initials, Describitions are set to particular and particula	pecifically excepted, in the nades, curtain rods, blinds rols, radio and television a ised), balance of fuel on the storm, or other casualty prhereunder, or (b) complete with the terms and conditions of all expenses incurred as a result of a breach of colon and inspection by Purition, workmanship, or fit d inspection with reference for any particular purposition of premises. Pures any further inspection in the Seller and Seller's Alems, and fixtures with research in the seller and colonials.	ir present condition: all buildings and, awnings, screens, storm sashes, all ntennas (including satellite television e premises, woodburning stoves and of the purchase and all proceeds from the purchase and all proceeds from the set forth and contained herein, the bythe SELLER for all title and escreen the set of the purchase and all proceeds from the set for the purchase of the purchase of the purchase of the purchase of the set of the
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The property passing unde fixtures including all elect landscaping, bullt-in appl reception systems) and the woodburning inserts, any woodburning inserts, any PURCHASER shall have insurance due the SELLE 3. If the PURCHASER shall be liat expenses, real estate com will be applied on sald d. The property is being p representation or warre Purchaser further acknowledger's Agent(s) have e PURCHASER's satisfar reserved by the PURCH condition, value, chare Purchaser has read and 15. It is understood that this or agreements. Each,paic conditions of this control of the property is satisfar esserved by the PURCH condition, value, chare purchaser has read and 15. It is understood that this or agreements. Each,paic conditions of this control of the signing of this linitials	net, the cost of treatment shall include the form this agreement shall include the form this agreement shall include the form this agreement, plumbing and bathrotances, attached wall-to-wall carpeter components, celling fans, water other item normally considered to be other item normally considered to be other of the popular of the option (a) terminate this agreement is shall be paid over to the PURC or any reason to perform on this colleto the SELLER (in addition to SEL mission and for such other damage amages. urchased in its present physical untiles by the SELLER as to physical untiles of the PURCHASER of the property, improvements, component of the second of the property of the dunderstands the above "AS-IS contract contains all the terms and ty hereby acknowledges receipt of act shall survive the closing. **tached Yes No receipt of a residential property of purchase Agreement.	conditioning now on the premises, in those of come fixtures, all window and door slotting, garage door openers and content of conditioning equipment (unless leave a fixture and the following items:	pecifically excepted, in the nades, curtain rods, blinds rols, radio and television a ised), balance of fuel on the storm, or other casualty prhereunder, or (b) complete with the terms and conditions) for all expenses incurred a result of a breach of colon and inspection by Purition, workmanship, or fit d inspection with reference for any particular purposition, the Seller and Seller's Alems, and fixtures with relate, initiality, and there are no outside a signatures constitute a value of the seller and Seller's Alems, and seller's constitute a value of the seller and Seller's Alems, and sel	ir present condition: all buildings and, awnings, screens, storm sashes, al ntennas (including satellite television e premises, woodburning stoves and lor to passing of title, the undersigned the purchase and all proceeds from the purchase and all proceeds from the set forth and contained herein, the bythe SELLER for all title and escrontract, and the forfeited earnest mone chaser with no express or implied these for any particular purpose. The set of the se
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The property passing unde fixtures including all elect landscaping, built-in appl reception systems) and the woodburning inserts, any voodburning inserts, any voodburning inserts, any voodburning inserts, any voodburning inserts, and voodburning inserts and voodburning voodburn	net, the cost of treatment shall include the form this agreement shall include the form this agreement shall include the form this agreement, plumbing and bathrotances, attached wall-to-wall carpeter components, celling fans, water other item normally considered to be other item normally considered to be other of the popular of the option (a) terminate this agreement is shall be paid over to the PURC or any reason to perform on this colleto the SELLER (in addition to SEL mission and for such other damage amages. urchased in its present physical untiles by the SELLER as to physical untiles of the PURCHASER of the property, improvements, component of the second of the property of the dunderstands the above "AS-IS contract contains all the terms and ty hereby acknowledges receipt of act shall survive the closing. **tached Yes No receipt of a residential property of purchase Agreement.	conditioning now on the premises, in those of come fixtures, all window and door slotting, garage door openers and content of conditioning equipment (unless leave a fixture and the following items:	specifically excepted, in the nades, curtain rods, blinds rols, radio and television a ised), balance of fuel on the later, or other casualty properties of the later of the l	ir present condition: all buildings and, awnings, screens, storm sashes, al ntennas (including satellite television e premises, woodburning stoves and lor to passing of title, the undersigne at the purchase and all proceeds from the purchase and all proceeds from the set for the second title and escreen the second tract, and the forfeited earnest mone that the second tract, and the forfeited earnest mone that the second tract, and the forfeited earnest mone that the second tract, and the forfeited earnest mone that the second to condition, value, character and induced to rely; rather, Seller and IRCHASER has conducted, to as other than those inspection right gent(s) from any claims arising from gard to this property. In the property herein described accelere of. We also agree to pay a fee conditions, we also agree to pay a fee of the self-that that the self-that tha
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