

AUCTION TERMS & CONDITIONS

510 RICHARDS ROAD · TOLEDO, OHIO

Online Real Estate Auction · via HiBid

AUCTION SUMMARY

Minimum Bid	\$35,000
Auction Type	Online only, via HiBid
Bidding Ends	Friday, September 25, 2026 at 6:00 PM EST
Buyer's Premium	10%
Earnest Money	\$5,000 (non-refundable)
Closing	21 days
Possession	At closing
Seller Confirmation	Required
Online Platform	HiBid

FULL TERMS & CONDITIONS

1. Auction Format. Online real estate auction conducted through HiBid. Bidding ends Friday, September 25, 2026 at 6:00 PM EST.
2. Minimum Bid. Bidding starts at \$35,000. The property sells subject to seller confirmation.
3. Buyer's Premium. A 10% buyer's premium will be added to the final high bid to determine the total contract purchase price.
4. Registration. All bidders must register and be approved through HiBid before placing a bid.
5. Earnest Money. The winning bidder shall provide a \$5,000 non-refundable earnest money deposit immediately following the auction. See auction terms and conditions for payment instructions.
6. Purchase Agreement. The winning bidder will sign the Auction Real Estate Purchase Agreement immediately after the auction. The agreement is non-contingent.
7. Closing and Possession. Closing will occur within 21 days of seller confirmation at the seller's designated title company. Possession is delivered at closing.
8. Financing. Cash and renovation financing are welcome, however, the purchase is not contingent upon financing, appraisal, inspection, or sale of another property. Buyers should arrange financing before bidding.
9. Property Condition. The property is sold in its present AS-IS, WHERE-IS condition with all faults. The seller will make no repairs.
10. Inspections. Buyers are encouraged to complete all desired inspections at their own expense before bidding. The property is available at the scheduled open houses.
11. Pre-Auction Offers. Pre-auction offers are accepted and will be presented to the seller for consideration.
12. Broker Participation. Broker participation is welcomed. Cooperating buyer's brokers must register their client through our online Broker Participation form at least 48 hours before the auction.
13. Open Houses. Thursday, September 10, 17, and 24, 2026 from 5:00 PM to 6:00 PM. No appointment required.
14. Internet and Technology Disclaimer. Pasker Auctions and HiBid are not responsible or liable for any internet failure, connectivity interruption, software malfunction, or other technical failure that may prevent a bidder from

placing or completing a bid. Bidders participate in online bidding at their own risk and are encouraged to place any maximum bid in advance to protect against connectivity issues.

15. General. The complete auction terms and conditions govern in the event of any conflict. All bidders are encouraged to review the full terms before bidding.

REGISTER TO BID: [Pasker.auction](https://pasker.auction) · Questions: (419) 728-2225 · auctions@pasker.auction

By registering to bid, bidder acknowledges having read, understood, and agreed to these Terms & Conditions. Announcements made the day of the auction take precedence over all previously printed material. Pasker Auctions is licensed by the Ohio Department of Agriculture and bonded in favor of the State of Ohio. Any person aggrieved by an auctioneer's action may initiate a claim against the Auction Recovery Fund created under Section 4707.25 of the Ohio Revised Code.



Eff. 6/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials LMH Date 08/20/20
Owner's Initials Date _____

Purchaser's Initials Date _____
Purchaser's Initials Date _____



Eff. 06/2022

STATE OF OHIO
DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address:

510 Richards Road, Toledo, OH 43607

Owners Name(s):

Lynnette Hair

Date: 08/20/2026

Owner ☐ is ☒ is not occupying the property. If owner is occupying the property, since what date: _____

If owner is not occupying the property, since what date: 03/31/2009

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☒ Public Water Service

☐ Holding Tank

☐ Unknown

☐ Private Water Service

☐ Cistern

☐ Other

☐ Private Well

☐ Spring

☐ Shared Well

☐ Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes

☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☒ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☒ Public Sewer

☐ Private Sewer

☐ Septic Tank

☐ Leach Field

☐ Aeration Tank

☐ Filtration Bed

☐ Unknown

☐ Other

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of **any previous or current** leaks, backups or other material problems with the sewer system servicing the property?

☐ Yes ☒ No If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of **any previous or current** leaks or other material problems with the roof or rain gutters? ☐ Yes ☒ No

If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of **any previous or current** water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☒ Yes ☐ No

If "Yes", please describe and indicate any repairs completed: Basement water due to heavy rain in March 2026. Water extraction.

Owner's Initials LMH Date 08/20/2026
Owner's Initials _____ Date _____

Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

Property Address,510 Richards Road, Toledo, OH 43607

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? ☒ Yes ☐ No
If “Yes”, please describe and indicate any repairs completed: The basement flooring and perimeter walls remain intact; however, interior drywall walls sustained water damage. Water extraction to remove water in March 2026.

Have you ever had the property inspected for mold by a qualified inspector? ☐ Yes ☒ No
If “Yes”, please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of **any previous or current** movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
☐ Yes ☒ No If “Yes”, please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of **any previous or current** fire or smoke damage to the property? ☐ Yes ☒ No
If “Yes”, please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of **any previous/current** presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites?
☐ Yes ☒ No
If “Yes”, please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of **any previous or current** problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1)Electrical	☐ YES	☒ NO	☐ N/A	8)Water softener	☐ YES	☐ NO	☒ N/A
2)Plumbing (pipes)	☐ YES	☒ NO	☐ N/A	a. Is water softener leased?	☐ Yes	☒ No	
3)Central heating	☐ YES	☐ NO	☒ N/A	9)Security System	☐ YES	☐ NO	☒ N/A
4)Central Air conditioning	☐ YES	☐ NO	☒ N/A	a. Is security system leased?	☐ Yes	☒ No	
5)Sump pump	☐ YES	☐ NO	☒ N/A	10)Central vacuum	☐ YES	☐ NO	☒ N/A
6)Fireplace/chimney	☐ YES	☐ NO	☒ N/A	11)Built in appliances	☐ YES	☐ NO	☒ N/A
7)Lawn sprinkler	☐ YES	☐ NO	☒ N/A	12)Other mechanical systems	☐ YES	☒ NO	☐ N/A

If the answer to any of the above questions is “Yes”, please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the **previous or current** presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint	☐ Yes	☒ No	☐ Unknown
2) Asbestos	☐ Yes	☒ No	☐ Unknown
3) Urea-Formaldehyde Foam Insulation	☐ Yes	☒ No	☐ Unknown
4) Radon Gas	☐ Yes	☒ No	☐ Unknown
a. If “Yes”, indicate level of gas if known	_____		
5) Other toxic or hazardous substances	☐ Yes	☒ No	☐ Unknown

If the answer to any of the above questions is “Yes”, please describe and indicate any repairs, remediation or mitigation to the property: _____

Property Address 510 Richards Road, Toledo, OH 43607

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? ☐ Yes ☒ No
If “Yes”, please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? ☐ Yes ☒ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder’s office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:
Is the property located in a designated flood plain? ☐ Yes ☒ No ☐ Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? ☐ Yes ☒ No ☐ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? ☐ Yes ☒ No
If “Yes”, please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS’ ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? ☐ Yes ☒ No
If “Yes”, please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). ☐ Yes ☒ No
If “Yes”, please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? ☐ Yes ☒ No
If “Yes”, please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)
Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. ☐ Yes ☒ No
If “Yes”, please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

1) Boundary Agreement	☐ Yes ☒ No	4) Shared Driveway	☐ Yes ☒ No
2) Boundary Dispute	☐ Yes ☒ No	5) Party Walls	☐ Yes ☒ No
3) Recent Boundary Change	☐ Yes ☒ No	6) Encroachments From or on Adjacent Property	☐ Yes ☒ No

If the answer to any of the above questions is “Yes”, please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person’s use of the property.

Property Address510 Richards Road, Toledo, OH 43607

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER:

Lynette M. Hair

dotloop verified
08/20/26 5:52 PM EDT
TD6G-XDQP-EUUB-TUNA

 DATE: 08/20/2026

OWNER: DATE:

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner’s agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent’s receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser’s decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio’s Sex Offender Registration and Notification Law (commonly referred to as “Megan’s Law”). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio’s Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff’s office regarding the notices they have provided pursuant to Megan’s Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to the potential presence of hazardous materials (Radon Gas, lead pipes, toxic mold, etc.) that may affect the purchaser’s decision to purchase the property. See Appendix A for a list of resources.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: DATE:

PURCHASER: DATE:



Department of Commerce

Division of Real Estate
& Professional Licensing

STATE OF OHIO RESIDENTIAL PROPERTY DISCLOSURE FORM

Appendix A – Links to Additional Information & Resources

This list is not exhaustive. If the purchaser is concerned about the presence of any potential hazardous material in this property, purchaser assumes responsibility to obtain information from the listed resources and/or in consultation with a person licensed/certified in the area of concern.

RADON GAS

- <https://www.epa.gov/radon>
- <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/radon-education-and-licensing-program/welcome/>

LEAD

- <https://www.cdc.gov/nceh/lead/prevention/sources.htm>
- <https://www.epa.gov/lead/learn-about-lead>
- <https://www.epa.gov/ground-water-and-drinking-water/lead-service-line-replacement>
- <https://odh.ohio.gov/wps/portal/gov/odh/know-our-programs/healthy-homes/welcome>

If you are on a municipal water service, check with that provider, they may have a lead pipe mapping program that you can access.

TOXIC MOLD

- <https://www.epa.gov/mold/mold-and-your-home>
- <https://www.cdc.gov/mold/default.htm>

ASBESTOS

- <https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home/>
- <https://www.epa.gov/asbestos/protect-your-family-exposures-asbestos#whattodo>

UREA FORMALDEHYDE

- https://www.cpsc.gov/s3fs-public/An-Update-On-Formaldehyde-725_1.pdf?O3CFjmPrIFt_ogVb7OhX4ZDPu7fYky8Q



Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address 510 Richards Road, Toledo, OH 43607

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii)  ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
08/20/26 5:52 PM EDT dotloop verified

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) ☐ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii)  ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
08/20/26 5:52 PM EDT dotloop verified

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) ☐ ☐ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) ☐ ☐ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d)

☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

- (i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

- (f)  Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
08/28/26 9:41 PM EDT dotloop verified
- (g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 dotloop verified
08/20/26 5:52 PM EDT
RW6H-0FLE-R0VW-OU8Y

Seller

Date

Purchaser

Date

Seller

Date

Purchaser

Date

 dotloop verified
08/28/26 9:41 PM EDT
KAFJ-ZMKR-4JNQ-70AT

Seller's Agent

Date

Purchaser's Agent¹

Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.



Consumer Guide To Agency Relationship

We are pleased you have selected PASKER REAL ESTATE to help you with your real estate needs. Whether you are selling, buying or leasing real estate, PASKER REAL ESTATE can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. This information is provided to explain the various services agents can offer and their options for working with you.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466 4100, or online at www.com.ohio.gov/real.

Representing the Seller

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "sub agency" to other brokerages which would also represent the seller's interests and owe the seller these same duties.

Representing the Buyer

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and account for any money they handle in the transaction.

Contemporaneous Offer Disclosure Policy

Ohio law permits real estate agents and brokers to represent more than one buyer at a time and to show those buyers the same properties. In some instances, more than one buyer represented by the same agent may want to make an offer to purchase the same property that will be considered by the seller at the same time. Under Ohio law, this is referred to as "contemporaneous offers".

If this occurs, Ohio law requires that you be notified in writing of this fact by your agent. This written notice can be communicated via email or text message. If written notification cannot be delivered to you in a timely manner, your agent can provide this notice to you verbally.





Consumer Guide To Agency Relationship

If you are notified that a contemporaneous offer situation exists, you can request to be referred to another licensee.

Finally, your agent is not permitted to disclose the identity of the buyers or the terms of their offers to purchase. This information is considered confidential information under Ohio law and must be maintained by the agent/broker.

Dual Agency

Occasionally the same agent and brokerage that represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become “dual agents”, they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent.

As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

Working with PASKER REAL ESTATE

Pasker Real Estate does offer representation to both buyers and sellers. Therefore, the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but and its managers will act as a dual agent. This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. PASKER REAL ESTATE will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties' confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and





PASKER REAL ESTATE will act as a dual agent, but only if both parties agree. As a dual agent, they will

Consumer Guide To Agency Relationship

treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party. If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties PASKER REAL ESTATE has listed. In that instance PASKER REAL ESTATE will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working with Other Brokerages

When PASKER REAL ESTATE lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. PASKER REAL ESTATE does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because PASKER REAL ESTATE shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and PASKER REAL ESTATE will be representing your interests. When acting as a buyer's agent, PASKER REAL ESTATE also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is





also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

Consumer Guide To Agency Relationship

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature below does not obligate you to work with PASKER REAL ESTATE.

Name (Please Print)

Signature

Date

Name (Please Print)

Signature

Date

Agent Signature

Date



PRE-AUCTION OFFER FORM

PASKER AUCTIONS

PURCHASER NAME(S)

PROPERTY ADDRESS

AUCTION DATE

PURCHASER PHONE

EARNEST MONEY DEPOSIT (amount as stated in the auction Terms and Conditions)

\$ _____ Pre-Auction Offer Price (not including Buyer's Premium)

\$ _____ Ten Percent (10%) Buyer's Premium

\$ _____ TOTAL PURCHASE PRICE

THIS IS NOT A CONTRACT. IF THE OFFER IS ACCEPTED, THE BUYER WILL BE CONTACTED AND SENT ALL NECESSARY FORMS AND THE AUCTION PURCHASE AGREEMENT.

All pre-auction offers must strictly adhere to the published Terms and Conditions of the upcoming auction, including deposit amounts, the 10% Buyer's Premium added to the offer, closing dates, and any other specified terms. Offers deviating from these terms will not be considered.

As these offers are considered "sight unseen," no physical property inspections will be permitted before closing, and prospective buyers are responsible for completing all due diligence before submitting their offers. Buyers will be given a free and clear title at closing.

The offer must be accompanied by proof of funds or lender pre-approval. The property is being sold AS-IS, with no warranties, guarantees, or contingencies, and all documents required at the live auction must accompany the offer.

The Seller reserves the right to accept, reject, or counter any pre-auction offer. Property access will be granted to the buyer only after closing. Pasker Auctions makes no guarantee that any pre-auction offer will be accepted, and this policy is subject to change without notice.

Please submit all written pre-auction offers and required documents to auctions@pasker.auction.

SIGNATURE

DATE

EARNEST MONEY RELEASE AGREEMENT

PASKER AUCTIONS

Auction Purchase Agreement dated _____ on property located at
510 Richards Road, Toledo, OH 43607 _____ (hereinafter referred to as the "APA"), I/We
_____ Purchaser(s) of said property, hereby authorize Midland Title to
release the Earnest Money deposit in the amount of \$ 5000 and to be released on the 22nd
day after acceptance, unless Seller(s) is in breach of the APA, as follows.

Earnest Money deposit to be paid \$ 2500 to the Seller(s) and \$ 2500 to Pasker Auctions (a
division of Pasker & Associates, Ltd.) per the Listing Agreement on said property. This release, being
entered into by the undersigned parties, absolves Pasker Auctions, Pasker & Associates, Ltd., and their
representatives, and the undersigned parties, from any further liability in regard to the Earnest Money
deposit.

DATE

BUYER

BUYER

DATE

SELLER

SELLER

SIGHT UNSEEN AUCTION PURCHASE ADDENDUM

PASKER AUCTIONS

510 Richards Road, Toledo, OH 43607

PROPERTY ADDRESS

PURCHASE AGREEMENT REFERENCE DATE

BUYER(S) NAME

SELLER(S) NAME

LISTING / SELLING BROKERAGE

This Sight Unseen Auction Purchase Addendum ("Addendum") is attached to and made a part of the Auction Purchase Agreement referenced above between the parties.

Buyer understands and accepts that Buyer is purchasing the subject property without ever seeing it in person (sight unseen). Buyer has been provided ample time and opportunity to review all documents pertaining to the purchase of the subject property. Except as explicitly allowed under the Auction Purchase Agreement, Buyer understands that Buyer will not have the ability to reject the property, rescind, or terminate the Auction Purchase Agreement, modify terms, or request improvements or repairs. Buyer understands that it is Buyer's sole responsibility to determine whether the size, location, and condition of the Property are acceptable prior to signing the Auction Purchase Agreement. Seller will not be required to make any repairs or pay for any expenses with respect to Buyer not seeing the property.

The Listing and Selling Brokers, Pasker Auctions, and all licensees associated with the Brokers, are released from any and all liability relating to any issues that could have been discovered by Buyer seeing the subject property in person.

Buyer acknowledges that any images, photographs, video, drone footage, or virtual tours provided by Seller, Pasker Auctions, the Listing Broker, or the Buyer's Broker may not display the property's features, flaws, or size. Seller, Pasker Auctions, the Listing Broker, and the Buyer's Broker are not obligated to provide a comprehensive photo or video survey of the subject property. Any photos or media provided are at the Broker's discretion and may not be an accurate depiction of the current appearance and/or condition of the subject property.

All other terms and conditions of the Auction Purchase Agreement remain unchanged and in full effect.

BUYER SIGNATURE

DATE

BROKER / REALTOR PARTICIPATION AGREEMENT

PASKER AUCTIONS

REALTOR / BROKER NAME

BROKERAGE FIRM

REALTOR / BROKER PHONE

BROKERAGE PHONE

It is understood and agreed that the Real Estate Broker/Realtor is representing the client as a Buyer's Agent and is not representing the Seller. Broker/Realtor shall hold harmless and indemnify Pasker Auctions, agent for the Seller, and the Seller from any and all claims, costs, or expenses, including reasonable attorney fees, which may arise out of any actions, inaction, or representations made by Broker/Realtor in connection with the sale of this property. Pasker Auctions will provide the buyer the required auction purchase contracts.

CLIENT'S NAME (point of contact required to register; not an LLC)

CLIENT'S ADDRESS

Broker/Realtor agrees that, according to the Terms and Conditions of the sale, a commission of twenty-five percent (25%) of the 10% Buyer's Premium, paid by the buyer, will be paid at Closing if the above-referred client is the successful Bidder that closes according to the terms of the Auction Purchase Agreement.

Broker/Realtor understands that to qualify for this commission, this registration form must be received by Pasker Auctions at least 48 hours prior to the Auction, and that the Broker/Realtor must attend the Auction with the client. FAILURE TO REGISTER AT LEAST 48 HOURS PRIOR, OR TO ATTEND WITH THE CLIENT, WILL REDUCE THE COMMISSION TO ONE PERCENT (1%) OF THE HAMMER (HIGH BID) PRICE.

The above Broker/Realtor hereby registers the above client as a potential bidder/purchaser for the following property:

PROPERTY ADDRESS

For Real Estate Broker / Realtor:

By signing this Participation Agreement, I, as the Real Estate Buyer's Agent, have done my due diligence in qualifying my client and explaining the auction process: that the property is sold AS-IS; that the sale is not subject to financing, inspection, appraisal, or any other contingencies; that a 10% Buyer's Premium applies; and that my client must be able to close within thirty (30) days and deliver the required earnest money deposit (the greater of \$5,000 or 5% of the total purchase price) per the Terms and Conditions. I will be in attendance at the Auction whether my client is bidding online or in person. Broker/Realtor will not interfere with the conduct of the auction, solicit other attendees, or offer advice to other attendees of the auction.

The signatures below indicate acceptance of the above terms and conditions by both the Broker/Realtor and Client. If you have not attended an auction or have no knowledge of the auction process, a Broker's signature is required. THERE WILL BE NO EXCEPTIONS TO THESE BROKER/REALTOR REQUIREMENTS. Please e-mail the completed agreement to auctions@pasker.auction.

CLIENT'S SIGNATURE

DATE

CLIENT'S SIGNATURE (if more than one)

DATE

REALTOR / BROKER'S SIGNATURE (client acknowledges Realtor registering)

DATE

ACCEPTED BY PASKER AUCTIONS (authorized representative)

DATE