PASKER AUCTIONS

BIDDER PACKET CORRECTION SHEET

8428 & 8362 W. BANCROFT STREET • TOLEDO, OH 43617 • BOTH PARCELS SOLD TOGETHER

This correction sheet is the first page of the bidder packet for 8428 W. Bancroft Street and the adjacent 8362 W. Bancroft Street, sold together as one auction package. The packet that follows (pages 2 to 15) is carried over unchanged from the prior Bancroft auction. This sheet corrects only the items listed below.

AUCTION	ONSITE PREVIEW	FORMAT	MINIMUM OPENING BID
FRI · DEC 4, 2026	FRI · DEC 4, 2026	SIMULCAST	$150,000
5:00 PM EST	4:00 PM EST	Live in person + online	Plus 10% buyer's premium

CORRECTED AUCTION DETAILS

ITEM	PRIOR PACKET STATED (NO LONGER APPLIES)	CORRECTED (CONTROLS)
Auction Date	Thursday, October 29, 2026	**Friday, December 4, 2026**
Time	Bidding ends 6:00 PM ET	**Onsite preview 4:00 PM EST. Live and online auction 5:00 PM EST.**
Auction Format	Online only, via HiBid; all bidding online	**Simulcast auction.** Bid live in person on-site at 8428 W. Bancroft Street, Toledo, OH 43617, or online via HiBid. Both parcels are sold together as one auction package.
Minimum Opening Bid	$175,000	**$150,000 minimum opening bid**, plus a 10% buyer's premium added to the accepted winning bid. The minimum opening bid is not the sale price. Sale subject to seller confirmation.
Bidding Close	Extended bidding / automatic 2-minute online-only soft close	**Bidding concludes in conjunction with the live auction, as directed by the auctioneer.** The prior automatic 2-minute online-only soft close does not apply.

These corrections apply wherever the attached Auction Terms & Conditions (packet pages 2 and 3, printed as Page 1 and Page 2) state the items above, including the heading, the Auction Summary, and Sections 1 (Auction Format), 3 (Minimum Opening Bid) and 15 (Extended Bidding / Soft Close). See also Section 20 (Announcements and Changes).

HOW THIS CORRECTION APPLIES

This correction sheet controls the auction date, time, format, minimum opening bid and bidding close listed above. The remaining packet controls all other terms. All other terms, documents, forms and signed disclosures in the attached original packet remain unchanged.

REGISTER TO BID ONLINE

Find the Bancroft auction on the Pasker Auction HiBid page:
paskerauction.hibid.com/company/150640/pasker-auction

QUESTIONS

Pasker Auctions · (419) 728-2225
auctions@pasker.auction · Pasker.auction

AUCTION TERMS & CONDITIONS

8428 & 8362 W. BANCROFT STREET

Finance-Friendly Online Real Estate Auction

Bidding Ends Thursday, October 29, 2026 at 6:00 PM ET

AUCTION SUMMARY

Minimum Opening Bid	$175,000
Auction Type	Online only, via HiBid
Property Package	8428 W. Bancroft St. + adjacent 8362 W. Bancroft St. (one package, 3.14± acres)
Bidding Ends	Thursday, October 29, 2026 at 6:00 PM ET
Buyer's Premium	10% (added to accepted high bid)
Earnest Money	$5,000 (non-refundable)
Closing	Within 30 days of Seller confirmation, via Midland Title Company
Possession	30 days after closing
Seller Confirmation	Required
Financing	Cash or conventional welcome; sale is non-contingent

FULL TERMS & CONDITIONS

1. Auction Format. This is an online-only real estate auction conducted through HiBid. All bidding will take place online.

2. Property Offered. The property at 8428 W. Bancroft Street and the adjacent parcel at 8362 W. Bancroft Street are being offered together as one auction package. The two parcels will not be sold separately.

3. Minimum Opening Bid. Bidding begins at $175,000.

4. Seller Confirmation. The final high bid is subject to seller confirmation. No sale is final until the seller accepts the high bid and the successful bidder executes the required Auction Real Estate Purchase Agreement.

5. Buyer's Premium. A 10% buyer's premium will be added to the accepted high bid to determine the total contract purchase price.

Example: High Bid: $200,000 | Buyer's Premium: $20,000 | Contract Purchase Price: $220,000

6. Earnest Money Deposit. The successful bidder shall deliver a $5,000 non-refundable earnest money deposit immediately following seller confirmation and execution of the Auction Real Estate Purchase Agreement. The earnest money deposit will be credited toward the purchase price at closing. If the buyer fails to perform in accordance with the Purchase Agreement, the earnest money may be forfeited subject to the terms of the contract.

7. Purchase Agreement. The successful bidder will be required to execute the Auction Real Estate Purchase Agreement immediately following seller confirmation. The Purchase Agreement is non-contingent.

8. Closing. Closing shall occur within 30 days of seller confirmation through Midland Title Company, unless otherwise agreed to in writing by the parties. The balance of the purchase price and all other funds required from the buyer shall be delivered in the form required by Midland Title Company.

9. Possession. Possession of the property will be delivered 30 days after closing.

10. Financing. This is a finance-friendly auction. Cash and conventional financing are welcome. Buyers using financing are strongly encouraged to obtain lender approval and complete all lender preparation before bidding. Finance-friendly does not mean financing-contingent. The purchase is not contingent upon:

- Financing approval
- Appraisal
- Property inspection
- Sale or closing of another property

11. Property Condition. The property is offered and will be sold AS-IS, WHERE-IS, with all faults. Neither the seller nor Pasker Auctions makes any warranty or guarantee, expressed or implied, regarding the condition of the property.

12. Inspections and Due Diligence. Buyers are encouraged to inspect the property and complete all desired due diligence before bidding. All inspections, investigations, lender reviews, title questions, utility verification, zoning questions, and other due diligence should be completed prior to the close of bidding. No post-auction inspection contingency will be provided.

13. Property Information. The offering includes approximately 3.14± acres across the two parcels. Square footage, acreage, dimensions, utility information, photographs, maps, parcel outlines, and other marketing information are provided for informational purposes and are believed to be accurate, but buyers are responsible for independently verifying all information important to their purchasing decision.

14. Online Bidding. All bidders must register through HiBid and be approved to bid. Bidders are responsible for:

- Maintaining adequate internet access
- Monitoring the auction
- Submitting bids in a timely manner
- Understanding HiBid's bidding and maximum-bid functions

Pasker Auctions is not responsible for missed bids caused by internet interruptions, device failure, software issues, or other technical problems outside its control.

15. Extended Bidding / Soft Close. If a qualifying bid is received during the final 2 minutes of the auction, bidding will be extended in accordance with the HiBid extended-bidding settings. Extensions will continue until no additional qualifying bids are received during the applicable extension period.

16. Bid Increments. Bid increments are established by Pasker Auctions and may vary based on the current bid amount. The auction platform will display the required next bid.

17. Pre-Auction Offers. Pre-auction offers may be submitted for seller consideration. The seller reserves the right to accept a pre-auction offer and withdraw the property from the scheduled auction, subject to the auction agreement and applicable requirements.

18. Broker Participation. Broker participation is welcome subject to Pasker Auctions' broker participation requirements. Any cooperating broker must properly register their buyer within the required time period and comply with all broker-participation procedures established for this auction.

19. Default by Buyer. If the successful bidder fails to execute the required Purchase Agreement, deliver the earnest money deposit, close the transaction, or otherwise perform as required by the contract, the buyer may be considered in default. Remedies may include forfeiture of the earnest money deposit and any additional remedies available to the seller under the Purchase Agreement and applicable law.

20. Announcements and Changes. Any authorized changes, corrections, or announcements made by Pasker Auctions before the close of bidding shall take precedence over previously published auction information where applicable.

21. Acceptance of Terms. By registering and bidding, each bidder acknowledges that they have reviewed, understand, and agree to these auction terms and conditions and any additional terms contained in the Auction Real Estate Purchase Agreement.

AUCTIONEER

Robert C. Pasker III, Auctioneer
Ohio Auctioneer License #2026000104
Pasker Auctions
(419) 728-2225 · auctions@pasker.auction · Pasker.Auction

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

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.

dotloop signature verification: dtlp.us/63qP-oZjN-q41K

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.

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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:
8428 West Bancroft Street, Toledo, OH 43617

Owners Name(s):
Deborah Means

Date: 09/13/2026

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: _____

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: _____

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Property Address 8428 West Bancroft Street, Toledo, OH 43617

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: _____

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: _____

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Property Address 8428 West Bancroft Street, Toledo, OH 43617

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:

none

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.

Owner's Initials DM 09/13/26 Date 09/13/2026
Owner's Initials _____ Date _____
Purchaser's Initials _____ Date _____
Purchaser's Initials _____ Date _____

dotloop signature verification: dtlp.us/63qP-oZjN-q41K

Property Address 8428 West Bancroft Street, Toledo, OH 43617

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: *Deborah Means* dotloop verified 09/13/26 2:04 PM EDT UMLO-FGFF-O6WH-QK2L **DATE:** 09/13/2026

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:** _____

dotloop signature verification: dtlp.us/63qP-oZjN-q41K

Ohio | 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

dotloop signature verification: dtlp.us/7MP9-hQ2V-eHpD

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 **8428 West Bancroft Street, Toledo, OH 43617**

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) [ ] [DM 09/13/26 2:04 PM EDT dotloop verified] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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) [ ] [DM 09/13/26 2:04 PM EDT dotloop verified] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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).

dotloop signature verification: dtlp.us/7MP9-hQ2V-eHpD

(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) RP 10/01/26 7:35 PM EDT dotloop verified — 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.

(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.

Deborah Means dotloop verified 09/13/26 2:04 PM EDT 64YQ-Y3BO-RWGT-QG31			
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
Robert Pasker dotloop verified 10/01/26 7:35 PM EDT WY2G-5MRO-QUKP-6ZPI			
Seller's Agent	Date	Purchaser's Agent[1]	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.

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 _____

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 _____ (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 $_____ and to be released on the _____ day after acceptance, unless Seller(s) is in breach of the APA, as follows.

Earnest Money deposit to be paid $_____ to the Seller(s) and $_____ 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	DATE
BUYER	SELLER
BUYER	SELLER

SIGHT UNSEEN AUCTION PURCHASE ADDENDUM

PASKER AUCTIONS

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