

AUCTION TERMS & CONDITIONS

612 UNDERWOOD AVENUE, TOLEDO, OHIO

Friday, July 24, 2026 · 6:00 PM EST · Live On-Site + Online Simulcast

AUCTION SUMMARY

Opening Bid	\$90,000
Auction Type	Simulcast (live on-site + online via HiBid)
Buyer's Premium	10%
Earnest Money	\$1,000
Closing	40 days
Possession	At closing
Seller Confirmation	Required
Online Platform	HiBid

FULL TERMS & CONDITIONS

1. Auction Format. Simulcast real estate auction combining live on-site bidding with online bidding via HiBid. All bids compete in real time.
2. Opening Bid. The auction will begin at \$90,000. This is a suggested opening bid, not a reserve, unless otherwise stated at the auction.
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, live and online, must register in advance at Pasker.auction and be approved through HiBid prior to the auction start.
5. Earnest Money. \$1,000 non-refundable earnest money is due from the winning bidder immediately following the close of the auction, by wire, cashier's check, or personal check.
6. Purchase Agreement. The winning bidder will sign the Auction Real Estate Purchase Agreement immediately following the auction. The agreement is non-contingent.
7. Closing. Closing will occur within 40 days of seller confirmation at a title company designated by the seller. Balance of the purchase price is due at closing in certified funds.
8. Financing. Financing is welcomed but the purchase is NOT contingent upon financing, appraisal, inspection, or the sale of another property. Buyers should secure lender pre-approval prior to bidding.
9. Property Condition. The property is being sold in its present AS-IS, WHERE-IS condition with all faults. No warranties or guarantees of any kind are expressed or implied.
10. Inspections. Buyers are encouraged to conduct all desired inspections at their own expense prior to the auction. The property will be available at scheduled open houses.
11. Online Bidding. Online bidding is conducted through HiBid. Bidders are responsible for their own internet connectivity. Pasker Auctions is not liable for missed bids due to technical issues.
12. Broker Participation. Broker participation is welcomed. Cooperating buyer's brokers must register their client through the online Broker Participation form at least 48 hours before the auction. A PDF version of the agreement is available on that same page.
13. Default. Failure of the winning bidder to complete the purchase constitutes default. Earnest money will be forfeited and the seller may pursue any legal remedies available.
14. Disclaimers. All information contained herein is derived from sources believed to be accurate but is not warranted. Bidders should rely on their own inspection and investigation.
15. Fair Housing. Pasker Auctions and Pasker & Associates, Ltd. fully support the Fair Housing Act and equal housing opportunity for all buyers regardless of race, color, religion, sex, disability, familial status, or national origin.

OPEN HOUSES

Monday, July 13, 2026 · 3:00 to 5:00 PM

Wednesday, July 22, 2026 · 3:00 to 5:00 PM

Private showings available. Call Rob Pasker at (419) 728-2225.

REGISTER TO BID: 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.