

## SEALED BID FORM

**Notice: This is a legally binding document. If not understood, please obtain legal advice.**

In order for a bid to be confirmed, this Sealed Bid Form must be received by Asset Realty Advisors no later than 3:00 PM ET on Wednesday, April 11, 2018. This Sealed Bid Form must be accompanied by an Initial Deposit check for \$5,000.00 in the form of a bank draft or certified check made payable to Asset Realty Advisors, Escrow Agent. Initial Deposits made by a wire transfer must be received by Asset Realty Advisors on or before 12:00 PM ET on Tuesday, April 10, 2018. Time is of the essence. Deposits received from non-winning bidders shall be returned by regular mail, postmarked on or before April 18, 2018.

The undersigned bidder hereby offers the below bid amount for the real estate known as 705 Main Street, Loveland, OH 45140. Hamilton County Parcel No. 621-0003-0158-00. The property is zoned R-MF Residential Multi Family by the city of Loveland, OH. The real estate is being sold without warranty of any kind and is selling "as is" and "where is" condition. A clear and marketable title to the property shall be transferred to the winning bidder at closing by Executor's Deed.

The undersigned bidder agrees to be bound by the Sealed Bid Terms & Conditions and general guidelines. Once the bidder is notified that the Seller has accepted the bidders bid, the bidder agrees to be bound by the terms and conditions of the Purchase & Sale Agreement. By submitting this bid the bidder acknowledges that they have received and reviewed a copy of the Purchase & Sale Agreement.

**THE PROPERTY WILL SELL TO THE HIGHEST CONFIRMING BID  
EQUAL TO OR GREATER THAN \$5,000.00**

My bid for the above described offering, subject to the terms and conditions of the Purchase & Sale Agreement

is: \$ \_\_\_\_\_

Confirm Bid Amount \_\_\_\_\_ Dollars

Note: An amount equal to 10% (ten percent) of the Bid Amount will be added to the Bid Amount in order to determine the final Purchase Price to be paid by the bidder at the closing.

Bidder's Name (Print) \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone (Mobile) \_\_\_\_\_

(Other) \_\_\_\_\_

Fax Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_

BY SIGNING, I AGREE TO ALL TERMS & CONDITIONS OF THE PURCHASE AND SALE AGREEMENT.

If declared the winning bidder, the undersigned further agrees to execute the Purchase and Sale Agreement and to be bound by the Terms & Conditions of said agreement. Mark Euton and Asset Realty Advisors are acting strictly as agents for the seller.

Bidder's Signature \_\_\_\_\_ Date \_\_\_\_\_

Please deliver this completed form and the Initial Deposit to

Asset Realty Advisors

278 N. Third Street

Williamsburg, Ohio 45176

Email: [meuton@assetiqllc.com](mailto:meuton@assetiqllc.com)

Ph. 513-678-7347 \* Fax: 513-724-1286