



CITY OF WILLARD, OHIO
631 S Myrtle Ave, PO Box 367
Willard, Ohio 44890
419-933-2591
www.willardohio.gov

SEALED BID SUBMISSION FORM

FOR THE PROPERTY AT: 101 N. Main Street and 0 Emerald Street, Willard, OH 44890
PARCEL NUMBER: 51-0330-01-021-0100 and 51-0330-01-021-0000

Thank you for your interest in the SEALED BID AUCTION relating to the property at 101 N. Main Street and 0 Emerald Street, Willard, Ohio 44890.

Due Date & Time for Sealed Bid: Thursday, October 3, 2024, at 1pm.

Instructions for Submitting Sealed Bid:

1. Complete and sign the Sealed Bid Summary Form below in its entirety.
2. Prepare a certified check as your deposit made payable to "City of Willard" in the amount of ten percent (10%) of the bid price.
3. Sign and date the attached Terms of Sale.
4. Place the fully completed Sealed Bid Summary Form, Signed Terms of Sale, and the deposit check in a sealed envelope marked "City of Willard, 101 N. Main Street and 0 Emerald Street Bid"
5. Submit in person or by mail before the due date and time.
6. Wait for notification from the City of Willard as to the status of your bid. If you are not the winning bidder, your deposit check will be returned to you.

Method of Submission: Deliver in person or by mail prior to the due date and time. If submitting by mail, ensure timely delivery prior to the deadline.

To Hand-Deliver Bid: Submit to the City Manager's office at 631 S. Myrtle Ave, Willard, OH 44890.

To Mail Bid, send to: Attention: City Manager, 631 S. Myrtle Ave, P O Box 367, Willard, OH 44890.



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PLEASE FULLY COMPLETE:

Bidder's Name: _____

Company (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone #: _____

Email: _____

Bid Amount for Real Estate (101 N. Main Street and 0 Emerald Street):

Bidder's Signature: _____ Date: _____

** Remember to include a check for 10% of the Bid Amount with your bid **

TERMS OF SALE

1. This Property sells "AS IS - WHERE IS" with all faults and without warranty of any kind, either expressed or implied, by seller. It is understood that a limited warranty deed for the real estate is to be furnished by seller at closing.
2. In accordance with Ordinance No. 5884-21, this property is restricted to single family residential use and further it shall not be used as a rental property. Both restrictions are in place for a period of (5) years from the date the property is transferred from the City to the buyer.
2. This Property is being offered for sale by a sealed bid auction. Buyer acknowledges receiving instructions for submitting a sealed bid and agrees to abide by those instructions, including the required deposit of ten percent (10%) of the bid amount to be submitted with the sealed bid. If the bid is accepted by the Seller, the deposit will be held in escrow and applied to the purchase price. Buyer understands and agrees that Seller is not responsible for bids that do not arrive prior to the due date and time. All bids are subject to the Seller's approval. If a bidder is not successful, then the deposit check will be returned following the close of the auction.
3. Within forty-eight (48) hours of the approval and acceptance by City Council of the high bid, the high bidder(s) must execute a Contract to Purchase with no contingencies. The balance of the sales price for the real estate will be due in forty-five (45) days at closing. Seller reserves the right to extend the closing date an additional 30 days if needed. In the event that buyer fails to comply with the Contract to Purchase, the earnest (ten percent deposit) money will be forfeited, but such forfeiture shall not affect any other remedies available to seller.
4. Buyer agrees to pay all closing costs, including but not limited to, attorneys fees, deed stamps and preparation, and survey. Taxes, water, sewer charges, fuel oil, electricity, environmental studies, rents as when collected and other assessments, shall be prorated between the buyer and seller to the date of closing. Possession will be at closing.
5. All taxes due as a result of this sale are the responsibility of the Buyer.
6. All information announced, published or contained herein or in any brochure or advertisement was derived from sources believed to be correct: however, it is not guaranteed by the seller and is subject to inspection and verification by all parties relying on it. All square footage, acreage, dimensions, taxes, zoning, permitted land use, and other information about the Property being sold are to the best of our knowledge and approximate, but not guaranteed. This sale may be modified or withdrawn without notice at any time. Personal on-site inspection prior to auction is strongly recommended. It is bidder's responsibility to determine the condition, genuineness, function, suitability for use, and value of the Property before bidding. The failure of any bidder to inspect, or to be fully informed as to the condition of the Property, will not constitute any grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money. Announcements made from the auction block take precedence over all other verbal, printed, announced and/or distributed information. Seller is not responsible for any errors or omissions made in the description of the Property prior to or at auction.
7. On properties built before 1978, potential purchasers, at their option, may have the Property inspected for lead-based paint within 10 days prior to auction date.
8. Seller reserves the right to refuse admittance to or expel anyone from the auction premises as needed.
9. Bidding is open to the public. Bidding in the auction is a binding contract. The high bidder whose bid is accepted by seller must sign a Contract to Purchase and deposit.

Please sign here acknowledging the above terms of sale:

Signature: _____ Date: _____

LOCATION MAP

