AUCTION TERMS

MANUFACTURED 3-BEDROOM, 2-BATH HOME WITH ATTACHED 2-CAR GARAGE ON CORNER LOT

This home will be offered via Online Auction on Tuesday, November 24, 2026 - Bidding begins closing out at 6 pm! This auction is for the Manufactured Home Only, no real estate is included! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The square footage amounts listed in this brochure & all marketing material are estimates taken from county records, builder specs, and/or aerial photos. An earnest money deposit of $5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. *A 5% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. This auction is *Subject to approval from park management following a completed application by the potential resident, a credit report screening & a background check satisfactory to the Landlord is required before the purchase is approved. Buyer agrees to read through the Lease Agreement, Community Rules & Regulations and agrees to those terms & conditions and will fill out & cooperate with all necessary paperwork*. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional $25 wire transfer fee if wiring said funds. The buyer agrees to fill out the tenant application within 48 hours of the auction ending. Any buyer who fails to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide the manufacturer's title to the home. This auction is for the Manufactured Home Only, no real estate is included! The closing transfer shall be on or before December 30, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes in 25' due in 26' were $657.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website in the documents section.

Online Auction: Tuesday, November 24, 2026 • 6 pm

104 Timothy Ave, Peru, IN 46970 located in Peru Township • Miami County

www.BidMetzger.com

