



BID PACKET

MID-CENTURY MODERN RANCH ONLINE AUCTION

**1517 GREENWOOD ROAD
SELLERSBURG, IN 47172**

— ONLINE BIDDING ENDS —

THURSDAY, APRIL 3 @ 2PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1517 GREENWOOD ROAD, SELLERSBURG, IN 47172

Bidding Ends Thursday, April 3, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before May 13, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of ***Thursday, March 13 through Thursday, April 3, 2025.***

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Betty Baer Estate

Client Detail

1517 Greenwood Road, Sellersburg, IN 47172

Listing #: **202506462**

Total Finished Sqft: **1,090**

Above Grade Finished SqFt: **1,090**

\$0
Active (03/12/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	No	School Dst:	Silver Creek
Subdiv Nm:		Parcel#:	17000390080
Beds:	3	Lot Sz:	0.5 / 21,780
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,090	Lot Dim:	100 x 217
Tot Fin SF:	1,090	Year Built:	1958
New Const:	No	Annual Tax:	1,425
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	45,000	DOM:	2
Improvements:	105,100	HOA \$:	/
Total Assess:	150,100		
Directions:	I-65 to Hamburg Exit. East on IN-60 to right on Appleleaf Lane to left on Greenwood Road. Property on left.		
Legal:	GT 87 .50 AC		
Tot Deductions:	\$88,612	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	40,612

Remarks

MID-CENTURY MODERN RANCH ONLINE AUCTION - BIDDING ENDS THURSDAY, APRIL 3 @ 2PM. Selling online a timeless mid-century modern three bedroom one level home with detached garage on 1/2 acre lot - located off IN-60 in Clark County just East of I-65. Great architectural home in need of renovation. Angled roof covering an open-air entryway, 10' vaulted ceiling in living room with wall of horizontal windows, vintage 12-light sputnik chandelier in dining room, kitchen with floor to ceiling wood panels and cabinetry, tongue & groove wall in each bedroom. Selling as-is, all working conditions unknown. Inground pool in need of attention. Pantry closet 27"W x 25"D x 77"H in hallway with water spicket & electric. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	No
Outbuildings:	Garage	Laundry Type:	
# Fireplaces:	Fireplace:	Road Frontage:	100
Roof Type:	Shingle		
Appliances:	Dishwasher, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Patio, Pool - Inground		
Interior Feat:	Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Pantry		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,090.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,090
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **34.3 x 25.8** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	15 x 12	1st Floor	Engineered	
Dining Area	9.4 x 11	1st Floor	Engineered	
Kitchen	12.3 x 12.5	1st Floor	Linoleum	
Bathroom Half	4.7 x 4	1st Floor	Other	
Bedroom	9 x 11.6	1st Floor	Other	
Bedroom	12.5 x 11.9	1st Floor	Other	
Bedroom	11.9 x 10.8	1st Floor	Other	
Bathroom Full	7.4 x 6.4	1st Floor	Vinyl	

Utilities

Water Heater: **Electric**

Heat Type: **Baseboard, Cable**

Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Cooling Type: **Central Air**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **No**

Covenants & Restr: **Yes**
Sign: **Yes**

All information deemed reliable but not guaranteed.

10-17-08-700-329.000-031

General Information

Parcel Number
10-17-08-700-329.000-031
Local Parcel Number
17-00039-008-0

Tax ID:

Routing Number
055.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Clark

Township
SILVER CREEK TOWNSHIP

District 031 (Local 017)
SELLERSBURG TOWN

School Corp 0945
SILVER CREEK SCHOOLS

Neighborhood 10085023
silver creek res # 23

Section/Plat

Location Address (1)
1517 GREENWOOD RD
SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level ☐

Public Utilities
Water, Gas, Electricity ☐

Streets or Roads
Paved ☐

Neighborhood Life Cycle Stage
Static ☐

Printed
Saturday, April 20, 2024

Review Group

BAER CHARLES E & BETTY

Ownership

BAER CHARLES E & BETTY
1517 GREENWOOD RD
SELLERSBURG, IN 47172

Legal

GT 87 .50 AC

1517 GREENWOOD RD

Transfer of Ownership

Date
01/01/1900
Owner
BAER CHARLES E &
Doc ID
WD
Code Book/Page
/

510, 1 Family Dwell - Platted Lot

Doc ID Code Book/Page Adj Sale Price VII

Notes
11/24/2021 GENERAL : REASSESSMENT- CHNGD
EFF YR ON HOME. LT/H/D
1/9/2018 GENERAL : REASSESSMENT
REMOVED PORCH AND ADDED MSTP. BL/KH
8/9/2012 GENERAL : REASSESSMENT ADDED
AC. GR. KH
5/16/2003 : BMC 11-21-01 (DH) ADD IOFP & CONC
APRON. HOME HAS RADIANT HEAT
4/23/2002 : F122 95-96 DATA ENTRY ERROR ON
LAND (HOMESITE VALUE) DJ

silver creek res # 23/10085

1/2



Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
04/18/2024	As Of Date	04/18/2024	04/08/2023	04/14/2022	03/31/2021	03/18/2020	
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required						
	Land	\$52,500	\$45,000	\$33,800	\$33,800	\$26,300	\$26,300
	Land Res (1)	\$52,500	\$45,000	\$33,800	\$33,800	\$26,300	\$26,300
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
	Improvement	\$103,800	\$105,100	\$100,100	\$88,600	\$85,700	\$85,700
	Imp Res (1)	\$103,800	\$102,800	\$96,800	\$85,300	\$82,500	\$82,500
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$2,300	\$3,300	\$3,300	\$3,200	\$3,200
	Total	\$156,300	\$150,100	\$133,900	\$122,400	\$112,000	\$112,000
	Total Res (1)	\$156,300	\$147,800	\$130,600	\$119,100	\$108,800	\$108,800
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$0	\$2,300	\$3,300	\$3,300	\$3,200	\$3,200

General Information

Occupancy

Single-Family

Description

SINGLE-FAMILY RES

Story Height

1

Style

N/A

Finished Area

1090 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Porch, Open Frame

288

\$10,500

Stoop, Masonry

16

\$1,500

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

5

Heat Type

Heat Pump

2

3

28'

38'

40'

12'

24'

24'

15'

2'

13'

1090

1s Br C

MSIP

44

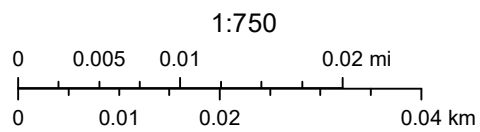
16

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1090	1090	\$93,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl	1090	0	\$6,100		
Slab					
Adjustments		1 Row Type Adj. x 1.00			
Unfin Int (-)					\$99,700
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1090			\$3,100
No Elec (-)					\$0
Plumbing (+ / -)		7 - 5 = 2 x \$800			\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$104,400
Sub-Total, 1 Units		\$12,000			\$116,400
Exterior Features (+)					\$116,400
Garages (+) 0 sqft				\$0	\$116,400
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.88
Replacement Cost					\$92,189

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	1	Brick	D+2	1958	1972	52 A	\$26.58	0.88	\$18.71	1,090 sqft	\$92,189	45%	\$50,700	0%	100%	1,8200	100.00	0.00	0.00	\$92,300
2: DETACHED GARAGE	1	Concrete	D	1957	1957	67 A	\$31.43	0.88	\$22.13	936 sqft	\$17,515	47%	\$9,280	0%	100%	1,0000	100.00	0.00	0.00	\$9,300
3: POOL, IN GROUND	1		D	1980	1980	44 A	\$26.58	0.88	\$22.13	576 sqft	\$14,868	85%	\$2,230	0%	100%	1,0000	100.00	0.00	0.00	\$2,200



National Flood Hazard Layer FIRMette

85°45'23"W 38°22'20"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

20.2

17.5

8

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Cross Sections with 1% Annual Chance Water Surface Elevation

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/20/2025 at 2:54 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



85°44'45"W 38°21'52"N



Basemap Imagery Source: USGS National Map 2023



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 1517 Greenwood Road, Sellersburg , IN 47172

LEAD WARNING STATEMENT

Every buyer 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.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
- (ii) ☒ 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: **(check (i) or (ii) below)**

- (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has **(check (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.

BROKER'S ACKNOWLEDGMENT (initial)

- (f.) ☒ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

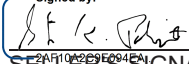

1517 Greenwood Road, Sellersburg , IN 47172

(Property Address)

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
48 have provided is true and accurate.

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original
54 document shall be promptly delivered, if requested.

55			Signed by:	3/6/2025
56				
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
58				
59			Betty Baer Estate Steve Palmquist, Personal Representative	
60	PRINTED		PRINTED	
61				
62				
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
64				
65				
66	PRINTED		PRINTED	
67			Signed by:	3/6/2025
68				
69	SELLING BROKER*	DATE	LISTING BROKER	DATE
			Douglas Harritt, Harritt Group, Inc.	

*Only required if the Buyer's Broker receives compensation from the Seller.



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2025

