

Buyer's Broker Registration Form

Buyer's Broker Information

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Cell: _____ Office: _____
Email: _____

Bidder (Client) Information

Name: _____
Company: _____
Address: _____
City: _____ State: _____ Zip: _____
Cell: _____ Office: _____
Email: _____

Broker Participation Guidelines

1. A commission will be paid based on the following guidelines to a properly licensed real estate broker who submits their Broker Registration Form in conjunction with the guidelines outlined herein and whose client is the successful buyer of the property. Buyer must successfully close on the property and must pay the total contract sales price for the property. A **Three Percent (3.0%)** commission will be paid on the high bid amount (not the contract sales price) as noted in the Auction Terms and Conditions.
2. To be entitled to any commission, the broker must:
 - a) Register their client by filling out this Buyer's Broker Registration Form completely, including the signature of the client on the form.
 - b) Submit the Buyer's Broker Registration Form to Auctioneer by _____. A Buyer's Broker Registration Form received after the deadline ***will not be honored.*** Broker is required to bring a copy of this form to the Auction, which must have been accepted and acknowledged by Auctioneer prior to the Auction.
 - c) Attend and register with the client at the Auction and to encourage bidding.
 - d) Abide by the guidelines outlined herein.

3. The Broker, by placing their signature below, certifies, agrees and acknowledges that:

- a) The Broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Auctioneer.
- b) No oral registration will qualify Broker for commission.
- c) The Broker's commission will be due at the final closing of the property purchased by the Broker's client after all consideration is paid in full and will be disbursed by the escrow agent.
- d) Only the first registration of a prospective client will be accepted and honored by Auctioneer.
- e) The Broker will be paid a commission only as set forth under these guidelines and only as pertaining to the specific real estate property subject to this Auction.
- f) The Broker will not receive a commission without the signature of the client on the Buyer's Broker Registration Form.
- g) The Broker will be representing the bidder/buyer listed as their agent.
- h) The Broker is not a sub-agent of Auctioneer and represents their client as a Buyer's Broker.
- i) No Broker will be recognized for a commission that is participating as a principal, buyer, or partner in the purchase of the property.

Broker:

Signature

Date

4. The Broker's Client, by placing their signature below, certifies, agrees and acknowledges that:

- a) I have read and agree to the Terms and Conditions as set forth in the Property Information Packet.
- b) I should personally inspect the Property and all improvements.
- c) I accept full responsibility for due diligence.
- d) I understand that any improvements and leasehold assets are being sold as-is, without covenant or warranty, expressed or implied.
- e) I understand that, in the event I am the successful purchaser of the Property, and if I fail to close without fault of Seller, my earnest money deposit may be forfeited.
- f) Commission shall be paid only to Broker representing Client as acknowledged in this form.
- g) Client shall hold harmless and indemnify Auctioneer and Seller from any and all representations made by Buyer's Broker.

Client:

Signature

Date

For Additional Information:

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