



**Heritage Brokers
& Auctioneers**

***Buyer's Broker Incentive Program for
Buyer Broker / Client Registration Form***

General Description of Property(s) Offer is Being Submitted On: _____

BROKER / AGENT INFORMATION

BROKER/AGENT: _____
COMPANY NAME: _____
COMPANY ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
COMPANY PHONE: _____ AGENT PHONE: _____

_____ I would like to visit about a client of mine that wants to sell their property at auction.

BUYER / CLIENT INFORMATION

BUYER / CLIENT: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
HOME PHONE: _____ CELL PHONE: _____

Please read the attached Buyer's Broker Participation Guidelines for instructions
(Buyer's Broker Program is ONLY available under the terms outlined below)

BUYER'S BROKER PARTICIPATION GUIDELINES

1. **Client Eligibility:** Any Buyer/Client that the auction company is marketing too or has had conversations with regarding the subject property(s), is excluded from this program. The auction marketing will be heavily concentrated towards area property owners. Agents are encouraged to search for Clients outside the immediate area of the subject properties to avoid excluded Buyer/Clients.
2. **Buyer's Broker Fee:** A Two Percent (2%) buyer's broker fee (commission), shall only be paid upon successful closing of the transaction. All commissions and fees shall be paid out of closing.
3. **Buyer's Broker Duties:** The Buyer's Broker must attend any property showings with their client (see property inspection dates). They are responsible for ensuring their client is well informed and assists client in securing any property information needed for their client. Buyer's Broker must assist their client with any questions regarding online registration, online bidding and closing procedures.
4. **Pre-auction Offers:** The Buyer's Broker Incentive Program allows clients to present pre-auction offers for review by the Seller. To obtain a Buyer's Broker fee, said buyer's broker MUST successfully register their client on this form, and complete the required real estate auction purchase forms (provided by Auction Company). Any written offers prior to the deadline will be presented to the Seller(s).
5. **Proof of Funds:** All pre-auction offers must be accompanied by a formal "proof of funds" letter or document from the clients (offerors) financial institution, showing their ability to pay for the property.
6. **Pre-Auction Offer Deadline:** All written pre-auction offers must be submitted to the auction company for delivery to the Seller(s), no later than (72 hours) prior to the ending time of the online auction bidding. Any offers presented or received after the deadline will not be considered valid offers.
7. **Pre-Auction Offer /Bidder Notification:** When a pre-auction offer is submitted, all registered online bidders will be notified that a "written offer" has been submitted and for which property, however the amount of the offer will be kept confidential. All pre-auction offers must have a minimum of 24 hours for seller's acceptance.
8. **Buyer's Broker Requirements:** by placing his or her signature below, certifies and agrees that:
 - a) The broker will not claim any exceptions to the policy & procedures outlined in this program.
 - b) No oral registration will qualify a buyer's broker for commission/fee.
 - c) Buyer's Broker is entitled to register and represent only one (1) client in this auction event.
 - d) No buyer's broker commission/fee will be paid to a broker representing their self or a company they are an owner of.
 - e) The Buyer's Broker hereby agrees to hold harmless and indemnify United Country - Heritage Brokers & Auctioneers from any and all claims with regard to commission/fee.
 - f) The Buyer's Broker is representing their client (offeror/bidder) listed above as their exclusive agent.
 - g) The Buyer's Broker is not a subagent of United Country – Heritage Brokers & Auctioneers.
 - h) This form consists of 3 pages and that the Buyer's Broker has received all 3 pages.

9. **Buyer/Client Requirements:** by placing his or her signature below, certifies and agrees that:
- a. He or she has inspected the property to their satisfaction, prior to bidding or making an offer.
 - b. The buyer's broker commission/fee outlined in this form shall be paid only to the Buyer's Broker representing them.
 - c. No further negotiation or fee adjustments shall be made to said commission/fee outlined herein.
 - d. The buyer/client agrees to hold harmless and indemnify United Country – Heritage Brokers against any issues arising from the real estate transaction.
 - e. This form consists of 3 pages and that the Buyer/Client has received all 3 pages.

BUYER/CLIENT SIGNATURE: _____ DATE: _____

BROKER/AGENT SIGNATURE: _____ DATE: _____

The enclosed buyer/client registration form can be delivered to: **United Country - Heritage Brokers & Auctioneers, 2820 NW Barry Rd., Kansas City, MO 64154**, or email to the auction company at Lucinda@BuyHeritage.com.

For further information or questions please contact the auction company at (877) 318-0438.

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY AUCTION PERSONNEL _____/_____/_____
INITIALS DATE TIME