

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

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

Buyer's Brokers Fee: _____

BROKER / AGENT INFORMATION

BROKER/AGENT: _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

COMPANY PHONE: _____ AGENT PHONE: _____

OKLAHOMA REAL ESTATE LICENSE # _____

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 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. This fee amount is determined to be an amount agreed upon by Buyer and Buyer's Broker.

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. 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.

5. 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 (entity) they are owner or partial owner thereof.
- e) The Buyer's Broker hereby agrees to hold harmless and indemnify United Country – Brown Auction and Real Estate 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 – Brown Auction and Real Estate
- h) The Buyer's Broker is a licensed Real Estate Broker / Agent in Oklahoma.
- i) 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 Brown Auction and Real Estate 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 – Brown Auction and Real Estate, P.O. Box 1537, Chickasha, OK 73023,

or email to the auction company at brownauction.jon@gmail.com

For further information or questions please contact the auction company at 405-222-0330 or .cell 405-694-8882

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY AUCTION PERSONNEL

_____/_____/_____

INITIALS

DATE

TIME