

BUYER'S BROKER PARTICIPATION FORM / GUIDELINES

A commission/referral will be paid based on the following schedule to any properly licensed real estate broker who submits his/her broker registration form according to the guidelines as outlined below and who's client is the successful purchaser of the subject property (s). This client MUST close on the property(s) and must pay the total contract price for said property.

The amount of the Broker's referral fee will be determined by the Auction Companies commission to their client (commissions may vary from 1% to 4%).

So that all opening bids presented on this form remain reasonable, the Broker/Salesperson will be paid a larger percentage on the initial opening bid and a smaller percentage on the difference between the opening bid and actual selling price.

%	%
Percentage on opening bid	Percentage on difference between opening and final selling price

****** THIS PERCENTAGE WILL BE DETERMINED PER AUCTION ******

Broker/Salesperson: _____

Agency: _____

Address: _____

City: _____, State: _____, Zip: _____

Phone (office): _____

Dear Fortna Auctioneers:

As a licensed real estate broker/salesperson I, _____,

License number: _____ (attach a copy of real estate license), wish to register my client:

Name: _____

Address: _____

City: _____, State: _____, Zip: _____

Phone: (Home) _____, (Office) _____, (Cell) _____

For the upcoming auction of the following subject property:

Please accept our opening bid in the amount of: \$_____.

THIS AMOUNT MUST BE ENTERED TO PRE REGISTER.

Broker must meet all of the requirements listed below:

- I will attend a scheduled preview, and/or a private showing and the auction, along with my client who will register to bid on the day of auction.

- I understand that a fee will be paid to the above listed real estate agency should my client (s) be the successful bidder, pay for and close on the subject property and I have registered them at least 48 hours prior to the day of the auction. NO ORAL REGISTRATIONS WILL BE ACCEPTED, (please note, principals are excluded from this program).
- Above mentioned client has inspected premises of the subject property and agrees to purchase subject property in an "as is" condition.
- Above mentioned client has inspected all necessary documentation regarding subject property, (seller's disclosure form, lead base paint form, etc.)
- Broker will not receive commission/referral fees without the client (s) signature on Buyer's Broker Incentive Form.
- Broker cannot participate in Buyer's Broker Incentive Program or receive commission/referral in conjunction with any other co-brokerage or referral agreement between Fortna Auctioneers and the Broker.
- The Broker's commission will be paid from the Fortna Auctioneers escrow account ten business days from the final settlement date on subject property.

I am representing my client, the buyer, and not the Seller. Furthermore, I shall hold harmless and indemnify Fortna Auctioneers and the seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions of inactions or representations made by me in connection with the sale of subject property.

A prospective bidder that has previously been in contact with Fortna Auctioneers or the seller concerning the subject property will not be eligible as a client for any Broker of Salesperson. THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature (s) of my client(s), indicating they have seen and agree to all above mentioned requirements.

Date

Witness

Date

Broker/Salesperson/Agency

Date

Buyer/Bidder

Date

Buyer/Bidder

Date

Buyer/Bidder

Date

Buyer/Bidder