



BROKER/AGENT PARTICIPATION AGREEMENT

AUCTION LOCATION: _____ AUCTION DATE: _____

Any licensed real estate Broker/Agent whose Buyer/Bidder is the successful final bidder will receive a 3% commission if the:

1. Buyer/Bidder executes a Real Estate Purchase and Sale Agreement on the date of the sale
2. Buyer/Bidder closes said Real Estate Purchase and Sale Agreement within allotted time period
3. Buyer/Bidder pays the amount agreed upon in the Real Estate Purchase and Sale Agreement at closing
4. Broker/Agent complies with all of the provisions of this Broker Participation Agreement.
5. Both the Broker Participation Agreement and the Broker Registration Form **must be completed and received by American Auctioneers 48 hours prior to the scheduled time for the auction sale.** Broker can email to hbaldwin@american-auctioneers.com, fax or mail the Registration Form to Holly Baldwin; *American Auctioneers, LLC*; 1033 W. Main Street; Centre, Alabama 35960; Phone: (256) 927-5263; Fax (256) 927-3581.
6. Broker must show the property to the Buyer/Bidder and must attend the sale and assist in the bidding process.
7. If the Broker or a person related to the Broker by blood or marriage is the successful Buyer/Bidder, Broker will not receive a commission. If requested by *American Auctioneers*, Broker must provide an Affidavit confirming that Broker is not related by blood or marriage to the successful Buyer/Bidder.
8. Any commission due Broker will be paid at the time of closing by the Escrow Agent if and only if the Buyer/Bidder pays the full amount agreed upon in the Real Estate Purchase and Sale Agreement at closing.
9. If the Seller or Buyer is responsible for paying the commission due to Broker/Agent, Broker/Agent agrees that it will look only to Seller for the payment of the commission and will hold *American Auctioneers* harmless and indemnify *American Auctioneers* for any and all claims made in regard to said commission.
10. The payment of any commission to Broker will be based only on the agreed upon terms and conditions of this Broker Participation Agreement.

NO BROKER/AGENT WILL RECEIVE A COMMISSION UNLESS BOTH THE BROKER PARTICIPATION AGREEMENT AND THE BROKER REGISTRATION FORMS ARE COMPLETED IN FULL, ARE SIGNED BY THE BUYER/BIDDER AND THE BROKER/AGENT, AND PARTICIPATION AGREEMENT IS PROVIDED TO AMERICAN AUCTIONEERS PRIOR TO THE SALE. IF OTHER BROKERS SUBMIT A REGISTRATION FORM FOR THE SAME BUYER/BIDDER, ONLY THE FIRST REGISTRATION FORM RECEIVED BY AMERICAN AUCTIONEERS WILL BE HONORED.

THE COMPLETED REGISTRATION FORM MUST BE RECEIVED BY AMERICAN AUCTIONEERS PRIOR TO THE SCHEDULED TIME FOR THE AUCTION SALE. BROKER CANNOT USE THIS BROKER PARTICIPATION AGREEMENT IN CONJUNCTION WITH ANY OTHER CO-BROKERAGE AGREEMENT OR ANY AGREEMENT TO SHARE A COMMISSION MADE BETWEEN AMERICAN AUCTIONEERS, BROKER, AND SELLER.

NO EXCEPTIONS TO THE PROCEDURES OUTLINED IN THIS BROKER PARTICIPATION AGREEMENT WILL BE PERMITTED UNLESS THE SELLER APPROVES THE EXCEPTION IN WRITING PRIOR TO THE DATE AND TIME THAT THE SALE BEGINS. NO ORAL AGREEMENT WILL BE HONORED BY AMERICAN AUCTIONEERS OR BY SELLER.



BROKER/AGENT REGISTRATION FORM

AUCTION: _____

AUCTION DATE: _____

PROPERTY ADDRESS: _____

BROKER/AGENT: _____

COMPANY: _____

COMPANY ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

LICENSE NUMBER: _____ BROKER NUMBER: _____

TAX IDENTIFICATION NUMBER: _____

OFFICE PHONE: _____ FAX NUMBER: _____

INITIAL OFFER: _____ PARCELS: _____

BUYER/BIDDER: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

HOME PHONE: _____ OFFICE PHONE: _____

By signing this Agreement and by initialing each page, Broker acknowledges that he/she has read and understands all of the provisions of this Agreement and that he/she agrees to be bound by all of the terms and conditions of this Agreement. This Broker Participation Agreement consists of two (2) pages, and Broker/Agent acknowledges receipt of both pages.

BUYER/BIDDER SIGNATURE: _____

DATED THIS THE _____ OF _____, 20____.

BROKER/AGENT SIGNATURE: _____

DATED THIS THE _____ OF _____, 20____.