

AUCTION TERMS FOR BROKER PARTICIPATION

Property Address: SPRING VALLEY RANCH—Sharon Springs, KS

Event Date: August 14, 2017

A commission on the winning bid for the above-referenced property (as outlined in the Auction Terms & Conditions for said property) will be paid by an escrow agent of B A Rigby & Associates to the licensed Broker who pre-registers a prospect according to the Broker participation guidelines herein, who subsequently closes on the property, provided the down payment is approved by B A RIGBY & Associates and deposited with Greeley County Abstract & Title Escrow and all auction terms are complied with in their entirety. There will be no exceptions.

The licensed Broker must also register with B A Rigby & Associates a minimum of 48 hours prior to the date of event and give evidence of current license and date of expiration of said license. In the event of a Monday auction, this form must be accepted by B A Rigby & Associates no later than 12:00 Noon on the Friday prior to the Event Date. All registrations must be accepted by an approved representative of B A Rigby & Associates and acknowledged by return fax or email. Any registration not accepted will nullify any Broker commission.

The licensed Broker must show the property in person to his or her buyer, attend the auction with the registered prospect(s), identify themselves and their prospect(s) to the Auction Staff at the registration table, present bank letter of guarantee or cashier's check made out to the prospect(s) (this will be endorsed and put into escrow if prospect(s) have the winning bid), and bid for or encourage bidding by the prospect(s). If the Broker or Agent is acting as principal or on behalf of family this form must still be completed and submitted for acceptance. This form must be completed in its entirety and include signatures of Broker, Agent, and Buyer. If the prospect(s) have the winning bid they shall execute a purchase agreement, endorse their cashier's check, if applicable, and pay any down payment difference with a personal or company check immediately following the close of bidding. All commissions owed will be paid at closing and Broker/Agent agrees to hold harmless and indemnify B A Rigby & Associates including its reasonable attorney's fees, from any and all claims with regard to any such commission.

Anyone other than the Broker or approved listed prospect(s) bidding on said real estate for Broker or approved listed prospect(s) shall nullify this Broker participation agreement. No Broker will be recognized for a prospect that has been in contact with the Auction Company, Auctioneers or their representatives prior to registration regarding this auction. Should a commission reduction be required to complete the sale, any reductions will be applied proportionately to any party entitled to a commission. Commission, as established herein, will be disbursed by Greeley County Abstract & Title Escrow and will be paid on Real Estate ONLY, not on accompanying personal property, if any. If buyer, as referenced herein, fails to comply with all auction terms and obligations as set forth herein and included within buyer terms and conditions, Broker/Agent will not be entitled to any commission from B A Rigby & Associates.

There will be no exceptions to these terms and conditions and no oral registrations will be accepted.

Buyer Name: _____ Broker Name: _____

Buyer Address: _____ Broker Signature: _____

Buyer Signature: _____ Company: _____

Agent Name: _____ Address: _____

Agent Signature: _____ Telephone: _____

Agent Telephone: _____ Email: _____

Lic. No: _____ Exp. Date: _____ Lic. No: _____ Exp. Date: _____

Above-Listed Buyer(s) submit(s) an opening bid of \$ _____
This bid is binding and cannot be withdrawn.

Accepted by Auction Company: _____ Date: _____

