

# AUCTION TERMS FOR BROKER PARTICIPATION

Property Address: 689 High Mountain Drive, Hollister, Missouri 65672 Event Date: \_\_\_\_\_

A commission on the winning bid for above described property will be paid by an escrow agent of B A Rigby & Associates, LLC, to the licensed Broker who pre-registers a prospect according to the Broker participation guidelines herein, who subsequently closes on the property, provided the earnest money deposit is approved by and deposited with B A Rigby & Associates, LLC Escrow and all auction terms are complied with in their entirety. NO EXCEPTIONS.

The licensed Broker must also register with B A Rigby & Associates, LLC, a minimum of 48 hours prior to the date of event, submit an acceptable opening bid on the bottom of this form and give evidence of current license and date of expiration of said license. In the event of a Sunday or Monday auction, this form must be accepted by B A Rigby & Associates, LLC, 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, LLC, and acknowledged by return fax or email. Any registration not duly acknowledged and accepted will nullify any Broker commission.

The licensed Broker must accompany their prospect(s) when touring the property, 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 appropriate banking information as required for bidder registration, 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 Prospect. If the prospect(s) have the winning bid they shall execute a B A Rigby & Associates, LLC, purchase agreement and pay the required down payment with an approved personal or company check immediately following the close of bidding. All commissions owed will be paid at closing and Broker agrees to hold harmless and indemnify B A Rigby & Associates, LLC, including its 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 B A Rigby & Associates, LLC, the 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 will be paid on Real Estate ONLY, not on accompanying personal property, if any. If prospect(s), as referenced herein, fails to comply with all auction terms and obligations as set forth herein and included within the REAL ESTATE AUCTION TERMS AND CONDITIONS, acknowledged and agreed to at registration, Broker will not be entitled to any commission from B A Rigby & Associates, LLC.

**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 an opening bid of \$ \_\_\_\_\_

This bid is binding and can not be withdrawn.

Accepted by Auction Company: \_\_\_\_\_ Date: \_\_\_\_\_



A PREMIER REAL ESTATE AUCTION FIRM