**AUCTION TERMS FOR BROKER PARTICIPATION**

 Property Address Event Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

A 3% (three percent) commission on the winning bid for above-described property will be paid at closing 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, who subsequently closes on the property, provided the earnest money deposit is approved by and deposited with B A Rigby & Associates Escrow and auction terms are complied with in their entirety. NO EXCEPTIONS.

The licensed Broker must also pre-register with B A RIGBY & Associates, LLC (Auctioneer) a minimum of 48 hours prior to the date of event, submit an 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 and acknowledged by an approved representative of B A RIGBY & Associates, LLC. Any registration not duly acknowledged and accepted will nullify any Broker commission.

The licensed Broker/Agent must show the property in person to his or her buyer(s), 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 the family this form should also be completed. This form must be completed in its entirety and include signatures of Broker, Agent, and Buyer(s). If the prospect(s) have the winning bid they shall execute a purchase agreement, endorse their cashier’s check, if applicable, and pay the difference with a personal or company check immediately following the close of bidding. All commissions owed will be paid within 5 (five) business days of closing and Broker / Agent agrees to hold harmless and indemnify B A RIGBY & Associates, LLC, including its reasonable attorney’s fees, from any and all claims with regard to such commission.

Anyone other than the Broker/Agent 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 paid on Real Estate ONLY, not on accompanying personal property, if any. If Realtor/Agent is not serving in a Broker capacity, Realtor/Agent must disclose to Auction Company, 30 days prior to closing, how commissions are to be disbursed.

**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:

Buyer(s), as indicated herein, submit an opening bid amount of $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for parcel(s)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_or an opening bid for the entirety of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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

B A RIGBY & Associates, LLC

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