



423-900-1975 www.gavelproauctions.com F 423-900-1677

Broker Participation Agreement

(I) (We) wish to register _____ (client),
 by _____ (Agent) License # _____
 of _____ (Real Estate Company) for the property
 located at _____. The property is to be sold
 at Auction on _____.

We understand there will be a 10% buyer’s premium added to the winning bid to determine the final contract selling price. We also agree to sign the Auction Purchase Agreement, Promissory note and statement of sale and abide by the terms of the auction if we have the winning bid.

The Real Estate Broker and/or Salesperson shall be deemed to have earned a referral fee if ALL of the following requirements have been met: 1) this registration form is returned to Gavel Pro Real estate and Auction, LLC at least 48 hours prior to the auction. 2) Broker must provide a copy of the Exclusive Buyer Agency Agreement with this registration form. 3) Agent shows the property prior to auction. 4) Agent attends the auction with the customer. 5) Registered customer is the winning and high bidder. 6) The transaction closes.

The amount of the referral fee to the registering broker (paid at closing) shall be 2% of the accepted winning bid for the property. (This amount does not include Buyer’s premium.)

The broker and buyer by placing their signatures below, certify that they have inspected the premises of subject property and certify that the broker signing below is serving only as an agent for the Buyer. Both parties, both Buyer and Participating Broker also hereby acknowledge that Gavel Pro Real Estate and Auction, LLC as well as James A. Anders, Auctioneer represents the sellers only in this transaction. The licensed Real Estate Broker / Agent above acknowledges that it represents the Buyer, not the Seller, in the above referenced Auction and agrees to indemnify and hold harmless the Seller and Gavel Pro Real Estate and Auction, LLC from any claims, costs, and expenses, including attorney’s fees, arising out of any acts performed or representations made by them in connection with the participation in the Auction or the purchase and sale of the below referenced property(s) purchased at the Auction or otherwise. Client must also complete and execute a Bidder Registration Card on the day of the Auction and submit a deposit per the Terms & Conditions in Statement of Sale. Broker/Realtor also agrees not to interfere with the conduct of the auction, canvas, solicit other attendees, or offer advice to other bidders.

 Signature Broker/Salesperson Print Name

Date _____

Accepted By: _____

Gavel Pro Real Estate and Auction, LLC Date _____