

Anderson Auctions, Inc.
36008 Emerald Coast Parkway, Suite 601, Destin, FL 32541
Office (850) 654-5300 FAX (850) 654-8800

**BROKER/REALTOR
PARTICIPATION AGREEMENT**

This form **must be** completed and **received** by Anderson Auctions, Inc. at least **twenty-four (24) hours prior to the auction**. Forms may be faxed to (850) 654-8800. Reception of faxes is not guaranteed.

Realtor / Agent _____

Realtor Cell Phone _____ Realtor Email _____

Company Name _____ Broker _____

Company Address _____

Company Phone No. _____ Broker Cell _____ Company Fax _____

Client's Name _____ Client's Phone _____

Client's Address _____ Client's Email _____

The above Broker/Realtor hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by Anderson Auctions, Inc. on Property located at:

Anderson Auctions, Inc. hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions; a percentage of the net Real Estate Commission due at closing per the Commission Fee Scale below, if the above referred to Client is the successful Bidder and who closes on the terms of the Purchase Contract. The Broker/Realtor understands that to qualify for this commission, this registration form must be fully completed and received by Anderson Auctions, Inc. at least twenty-four (24) hours prior to the auction. The Client must also fully complete and execute a Bidder Registration Card on the day of the Auction. There can be No Exceptions to these terms and conditions, and No Oral Registrations will be accepted.

CONDUCT OF THE AUCTION: Each property is being sold on an **AS-IS, WHERE-IS** BASIS. Inspections are encouraged and it is your **Client's responsibility to complete inspections and the inspection of the property by your Client's Expert prior to the commencement of the Auction**. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.

Announcements made from the podium at the time of the Sale take precedence over all printed materials.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the Real Estate Sales Contract through Anderson Auctions, Inc. There will be a **Buyer's Premium** equal to **Ten percent (10%)** of the last and highest bid; this is added to the last and highest bid to establish the actual Purchase Price on the Real Estate Sales Contract. An Earnest Money Deposit, as required in the Term and Conditions and on the Real Estate Sales Contract, shall be paid by the Client, and deposited into the escrow account with the closing agent designated by Anderson Auctions, Inc or the Sales Contract. We are specifically disclosing to the Purchaser that paying this Buyer's Premium does not create an Agency relationship with Anderson Auctions and the Buyer/s, and the Buyer/s acknowledges that Anderson Auctions, Inc. is an Agent for the Seller.

COMMISSION FEE SCALE and CONDITIONS OF BROKER/AGENT PARTICIPATION: _____ (Agent's Initials)

- 1) If Agent's Client is the winning Bidder and successfully closes, Agent shall receive *Twenty percent (20%)* of the real estate commission received after compensating the listing agent, if there is one, with the property.
- 2) The Broker/Realtor understands that to qualify for this commission, this registration form must be fully completed and received by Anderson Auctions, Inc. at least twenty-four (24) hours prior to the auction. The Client must also fully complete and execute a Bidder Registration Card on the day of the Auction. There can be No Exceptions to these terms and conditions, and No Oral Registrations will be accepted.
- 3) Agent must provide Anderson Auctions with a copy of an Agency Disclosure Statement between Agent and Buyer.
- 4) Anderson Auctions, Inc. solely, if needed, shall have full and complete control of negotiations with the Seller in regards to commissions earned and to be received and the Commission Fee Scale will be based on that figure.
- 5) If the Client has been in contact with a representative of Anderson Auctions, Inc., in regards to this Auction, the Broker/Realtor will not qualify for a participation fee.

OPENING BID

The Bidder must submit an opening bid as a part of this form.

OPENING BID \$ _____

The signatures below indicate acceptance of the above terms and conditions.

Bidder's Signature
Date _____

Realtor's Signature
Date _____

Accepted by Anderson Auctions, Inc.

By: _____

Date