

BROKER REGISTRATION

(Only 100% completed forms with all blanks filled will to be accepted)

I wish to register as a client of _____ (Salesperson) of _____ (Real Estate Broker) and make an initial bid of \$ _____ for (address) _____ offered at auction on January 28, 2010.

The real estate broker, and / or salesperson acting as a buyer's agent shall be deemed to have earned a commission, if all of the following requirements have been met: 1) client was properly registered with the auction company **24 hours prior to the auction**, 2) client was shown the property with the agent/broker prior to the auction, 3) client and their agent/broker registers at the auction together, and 4) the transaction closes. A prospective bidder who has previously been in contact with the auctioneer concerning the subject property before the attempt to register as the buyer's agent client will not be eligible as a client for any broker or salesperson. Registration as an agent or broker for that agent or broker as a principal/client or for their immediate family members as a client of that broker or agent will be ineligible.

Upon the broker's/agent's registered client being the accepted winning bidder, the amount of commission paid to the registering agent/broker shall be based upon **the highest bid amount**. The following schedule will be used for those buyer's agents whose clients actually close on the sale. Only the first registration for a client will be accepted. No oral registrations will be accepted.

- **Two percent (2%) will be paid on the above initial bid amount shown on this registration.**
- **One percent (1%) will be paid on the additional balance remaining between the opening bid amount shown on this registration form and the highest bid amount before the buyer's fee is added to determine the final contract price.**
- **The maximum broker participation commission will not exceed two percent (2%).**
- **At the auctioneer's discretion the above initial bid amount may be used to begin the bidding at the auction.**
- **The auction company, acting as the selling agent, will hold all earnest money funds.**

As a cooperating broker or salesperson, my signature below warrants and guarantees that I will hold harmless and indemnify Granger, Thagard and Associates, Inc. and the Seller from any claims, costs or expenses, including reasonable attorney fees, which may arise out of any actions or inactions or representations made by me in connection with the sale of this property. In addition to my signature below, please find the signature of my client and my broker indicating that they too have seen and agreed to all of the above terms and requirements.

 Signature Purchaser/Client _____ Date _____
 Address _____
 SS# _____ DL# _____
 Telephone _____ Fax _____ Email _____
 _____ Date _____

 Signature Real Estate Agent _____ Broker) Company _____
 Address _____
 SS# _____ DL# _____
 Telephone _____ Fax _____ Email _____

Accepted by Granger, Thagard and Associates, Inc., as the selling agent to hold all earnest money funds, by (X) _____ @ (Time) _____ (Date) _____.