



## BUYER'S BROKER REGISTRATION FORM

West Farm Multi-parcel Real Estate Auction

Jonesboro, TX

September 22, 1010

### Buyer Broker Information (Must Be Completed)

Broker/Agent: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

License Number: \_\_\_\_\_ Broker Number: \_\_\_\_\_ Tax ID: \_\_\_\_\_

Office Phone: (\_\_\_\_) \_\_\_\_\_ Mobile/Cell (\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_) \_\_\_\_\_ Alternative (\_\_\_\_) \_\_\_\_\_

### Client Information

Client: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell (\_\_\_\_) \_\_\_\_\_ Hm: (\_\_\_\_) \_\_\_\_\_

Interested in Upcoming Real Estate Auctions? \_\_\_\_\_ To Sell Properties \_\_\_\_\_ To Buy Properties

\_\_\_\_\_ I do not wish to be contacted for future real estate opportunities.

### BROKER PARTICIPATION GUIDELINES

1. A commission/referral will be paid based on the following guidelines to a properly licensed real estate broker who submits his/her Broker Registration Form in conjunction with the guidelines outlined below and whose client is the successful buyer of the property. Buyer must close on the property and must pay total contract price for the property.  
A Two Percent (2.00%) commission/referral will be paid on the high bid amount (not the contract amount) as noted in the Auction Real Estate Sales Contract.
2. In order to be entitled to any commission/referral, the broker must:
  - a. Register his/her client by filling out this Buyer's Broker Registration form completely, including the signature of the client on the form.
  - b. Submit the Buyer's Broker Incentive Program Registration form via mail to: 900 RR 620S. #C101, PMB 200 Austin, TX. 78734 or fax at (512) 261-9886 to be received by

**12:00 Noon CT pm on September 20<sup>th</sup>, 2010.** Broker Registration Forms received after the deadline *will not* be honored. Broker is required to bring a copy of this form, which must have been accepted and acknowledged by United Country-Jones Swenson, with him/her on sale day.

- c. Attend and register with the client at the auction and encourage bidding.
  - d. Abide by the guidelines outlined herein.
3. The Broker, by placing his/her signature below, certifies, agrees and acknowledges that:
- a. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Auctioneer.
  - b. No oral registration will qualify broker for commission/referral.
  - c. The broker's commission/referral will be due at the final closing of the property purchased by the broker's client after all consideration is paid in full.
  - d. Only the first registration of a prospective client will be accepted and honored.
  - e. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
  - f. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property being auctioned.
  - g. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Registration form.
  - h. The broker will be representing the bidder/buyer (client) listed above as his or her agent.
  - i. The broker is not a subagent of United Country – Jones Swenson and represents his or her client as a buyer's broker.
  - j. No broker will be recognized for a commission/referral that is participating as a principal, buyer or partner in the purchase.
  - k. This form consists of three (2) pages and the broker has received three (2) pages.
4. The Buyer/Bidder, by placing his or her signature below, certifies, agrees and acknowledges that:
- a. He or she has inspected the premises of the subject property.
  - b. United Country-Jones Swenson represents the Seller in this transaction
  - c. Commission/referral shall be paid only to broker representing client as acknowledged in this form.
  - d. He or she shall hold harmless and indemnify United Country-Jones Swenson and Seller from any and all representations made by the buyer's broker.
  - e. For further information or questions, please call (800)460-2078.

Buyer/Bidder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Broker/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

---

**For Office Use Only:**

Received at \_\_\_\_\_ on \_\_\_\_\_, 2010

By \_\_\_\_\_