

BROKER REGISTRATION

(Only 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 Parcel # _____ or \$_____ or the entirety offered at auction on August 11, 2011.

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.

The successful buyer's agent earns 2% of the above initial bid and 1% on any balance between the above initial bid and the high bid.

- **If your client is the highest bidder with an above initial bid that is 70% or greater of the final high bid (FHB), then the commission paid the buyer's agent will be increased by 1/2 of 1%.**
- **Commissions are calculated on the final high bid before the buyer's premium is added to create the final contract price.**
- **At the auctioneers discretion any above amounts may be used to start the bidding**
- **The auctioneer will hold all escrow funds for any transaction.**

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.

Date _____

Signature Purchaser/Client
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) _____.