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Real Estate Auction Partners, LLC

## BROKER REGISTRATION

Property Address \_\_\_\_\_

Auction Date & Time \_\_\_\_\_  
MUST BE RECEIVED 24 HOURS PRIOR TO THE AUCTION

Real Estate Company \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_) \_\_\_\_\_ Cell (\_\_\_\_) \_\_\_\_\_ Email \_\_\_\_\_

Broker \_\_\_\_\_  
Print Sign(Broker Signature Required for Compensation) Date

Sales Person \_\_\_\_\_  
Print Sign Date

Broker License # \_\_\_\_\_ Sales Person License # \_\_\_\_\_

### *Prospective Buyer Information*

Name \_\_\_\_\_

Buyer Signature(required) \_\_\_\_\_ Date \_\_\_\_\_

Prospective Buyer is being represented in the following capacity (Circle One):

Buyer's Agent

Designated Buyer's Agents

Transaction Broker

**Advisory to Buyer:** This property is selling in its present condition and accepted by buyer(s) without any expressed or implied warranties from the seller(s) or his/her/their agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead based paint and or lead based paint hazards, survey(s), electrical, mechanical, plumbing, and other desired inspections, if any. Information stated day of the auction shall take precedence over anything previously stated or printed. Please refer to our website for complete terms, [www.reapauction.com](http://www.reapauction.com), details, and property information/documentation.

**BROKER PARTICIPATION RULES**

1. Form must be completed in full and returned 24 hours prior to the auction date and time.
2. The approved agent must inspect each property with the prospective buyer, and must attend the auction specifically naming the prospect as the broker's prospect on auction day.
3. Commission on the property will not be paid to any licensed agent participating in the purchase of the property. An affidavit stating the licensed agent is serving only as an agent, not as principle involved in the purchase may be required.
4. Commission will not be paid to any broker currently suspended or disbarred by the Real Estate Commission in the state which applies.
5. The commission will be paid upon successful closing.
6. Broker/Agent must comply with all participation rules in order to be eligible for a commission.
7. Broker/Agent may only register (represent) one buyer per auction.
8. Online bidding closes one hour prior to the live auction (when applicable), your maximum bid will be represented at the live auction if you are unable to attend.
9. Buyer will sign a cash, not contingent upon financing, appraisals, lender requirements, inspections, surveys, etc. Buyer is responsible for exercising their own due diligence prior to bidding.
10. Agent is expected to review, explain, and obtain signatures on the contract for their client(s).
11. We do have staff handling real estate contracts, and we are excited to work with you! Communication is appreciated and will help us all move towards a successful and smooth closing on time.
12. There will be NO EXCEPTIONS to this procedure. No oral registrations will be accepted.

**COMMISSION OFFERED TO PARTICIPATING BROKERS BASED ON FINAL BID\***

*\*Based on winning bid price NOT final contract price*

- **Commission offered is 3% of the final bid price**
  - **By signing this form you agree that you have read and understand/agree with the terms and conditions of the auction and Broker Participation rules on our website.**
- **You must receive confirmation of approval prior to auction to be eligible for commission.**

Sales Person \_\_\_\_\_

Print

Sign

Date

Email \_\_\_\_\_

Phone(\_\_\_\_) \_\_\_\_\_ Cell(\_\_\_\_) \_\_\_\_\_

*Office Use Only:*

Date Received \_\_\_\_\_ Date Approved \_\_\_\_\_ Date Referenced \_\_\_\_\_

Reason \_\_\_\_\_

