BROKER PARTICIPATION AGREEMENT

Property location _____   Auction Date _____

A commission will be paid on the following schedule to any licensed real estate Broker/Agent whose Buyer/Bidder is the successful purchaser for this property and who closes and pays the total contract sale price for this property.

Commission will be paid on the High Bid. See the specific MLS listings or terms and conditions of the auction for percentage to be paid on the individual properties.

To earn the foregoing applicable commission:

- Broker/Agent must show the property in person to his or her Buyer.
- Participating Broker/Agent must register his Buyer by filling out this broker participation agreement in full and email the form completed to Chip Glennon Real Estate Experts (auction@chipglennon.com) to be received no later than 48 hours prior to the auction date. For Saturday, Sunday or Monday auctions, this form must be received in our office, no later than 12:00 Noon on Friday prior to the auction date. If a legal entity is the Client, the principals must be disclosed. All bidders must have a loan approval letter or proof of funds letter in the name of the entity named on the registration and contract documents will be completed in the name of the person and/or entity named on the loan approval or proof of funds letter.
- Broker must include an opening bid amount on this agreement and the client is to bid on their own behalf.
- Brokers/Agents acting as principles or on behalf of family members must complete this form. **The registration must include the signature of both the Broker and the agent representing the client. To verify receipt by Chip Glennon Real Estate Experts Auction Division of the registration call (816) 628-6060.**
- Broker/Agent must attend and register with said Buyer at the auction if the auction is live and encourage bidding. The Broker/Agent must personally identify him/herself and the Buyer prior to the start of the auction, by checking in at the registration desk.
- Buyer must sign the auction Purchase and Sale Agreement immediately following the auction of the property either in person or electronically via DocuSign at the email address they registered with.
- Buyer must make payment of the proper earnest money deposit at the signing of the Auction Purchase and Sale Agreement.
- Broker/Agent agrees that only the first registration of prospective Buyer will be accepted an honored.
- Broker agrees that commission will **ONLY** be paid at the time of closing and disbursed by Escrow Agent.
- Broker agrees to hold harmless and indemnify Chip Glennon Real Estate Experts and EXP Realty, LLC including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker may bring Agency and Franchise Disclosures to the auction, to be signed by the seller. No other forms will be accepted.
- No commission will be paid if the Buyer, who subsequently enters into a purchase agreement, does not close in strict accordance with the written terms thereof. In all events, Chip Glennon Real Estate Experts, shall have the sole authority and right to revoke this offer of compensation and/or determine if and when a commission shall be paid.

No Broker will be recognized on a prospect that has previously contacted Seller or Chip Glennon Real Estate Experts, or has been previously contacted by Seller or Chip Glennon Real Estate Experts. A complete registration file on all prospects will be maintained.

THERE WILL NOT BE ANY EXCEPTIONS TO THIS PROCEDURE AND NO ORAL REGISTRATIONS ARE ACCEPTED. THANK YOU FOR YOU INTEREST IN OUR UPCOMING AUCTION!!

_____   _____
BROKERS NAME   **AGENTS NAME**

_____   _____
BROKERS SINATURE   **DATE**   **AGENTS SIGNATURE**   **DATE**

_____   _____
COMPANY NAME   **PHONE #**   **AGENTS PHONE NUMBER**

_____   _____
COMPANY ADDRESS   CITY, STATE, ZIP   **BUYERS NAME(S)**

OPENING BID (required):   _____

| $ |

BUYERS ADDRESS   **CITY, STATE, ZIP**

_____
BUYERS SIGNATURE   **DATE**