



BROKER / AGENT PARTICIPATION TERMS

Property Address: _____ Auction Date: _____

A commission will be paid based on the following schedule to any properly licensed real estate Broker / Agent whose Buyer / Bidder is the successful purchaser for this property and who actually closes and pays the Total Contract Sale Price for this Property.

2.4% Commission will be paid to the broker who has the successful purchaser with the highest bid registered with the BROKER / AGENT REGISTRATION FORM attached herewith. THE MAXIMUM BROKER PARTICIPATION WILL NOT EXCEED 2.4% OF THE SUCCESSFUL HIGH BID.

To earn the foregoing applicable commission:

Participating Broker / Agent must register his Buyer / Bidder by filling out the broker registration form in full and must fax, mail, or e-mail it to Turnkey Auction & Realty, Inc. to be received not later than _____ *Mail form to: Turnkey Auction & Realty, Inc., 825 N. Main St., Bryan, Ohio 43506, Fax to: (419) 636-5900, OR E-mail to: brent@turnkeyinc.net* Broker must be licensed in the state where property is located. **The registration must include the signature of both the Broker, Agent and the Buyer / Bidder. It will be the responsibility of the Broker to verify receipt by Turnkey Auction & Realty, Inc. of the registration at (866) 870-5500.** Broker / Agent must show the property in person to his Buyer / Bidder.

Broker / Agent agrees that Broker / Agent will not claim any exceptions to the foregoing procedures.

Broker / Agent agrees that no oral registration will qualify Broker / Agent for Commission.

Broker's Initials _____

Agent's Initials _____

Broker / Agent agrees that Broker's / Agent's commission will be due to the brokerage upon final closing of the purchase by his Buyer / Bidder with all considerations paid in full.

Broker / Agent agrees that commission will ONLY be paid at time of closing and will be disbursed by Escrow Agent.

Broker / Agent agrees that he shall hold harmless and indemnify Turnkey Auction & Realty, Inc.. including its reasonable attorney's fee from any and all claims with regard to such commission.

Broker / Agent must attach a copy of these terms, executed by the broker and agent below, with each registration.

Broker's Signature

Agent's Signature



BROKER / AGENT PARTICIPATION FORM

Name of Agent: _____

Name of Broker: _____

Name of Company: _____

Broker License Number: _____ Agent License Number: _____

Address: _____

Phone Number: _____

Buyer/Bidder Name: _____

Address: _____

Phone Number _____

The undersigned buyer/bidder hereby registered as a protected buyer with Agent/Broker named above for the following property: _____ -

(Property description, (including tract number and number of acres if using multi-parcel system).

Signature of Agent

Signature of Broker

**Bidder/Buyer acknowledges that he/she understands the Broker/Agent Participation Terms if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said Broker/Agent will receive a commission from the sale.

Signature of Buyer(s)