

Thomas Seaman, Auctioneer /Keller Williams Realty Greater Cleveland
Office: 216-839-5500 Fax: 216- 453-2052
29225 Chagrin Blvd. #105,
Pepper Pike, OH 44122

BROKER / REALTOR PARTICIPATION AGREEMENT

Realtor Name: _____

Realtor Phone No: _____ Realtor E-Mail: _____

Company Name: _____

Company Address: _____

Company Phone No: _____ Company Fax: _____

Client Name: _____

Client Address: _____

The above Broker/Realtor hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by Thomas Seaman Auctioneer, Keller Williams Realty Greater Cleveland on property located at:

Thomas Seaman Auctioneer, and Keller Williams Realty Greater Cleveland hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions, a Commission of up to thirty percent (30%) of the net Real Estate Commission due at closing, if the above referred to client is the successful Bidder and who closes on the terms of the Purchase Contract. Broker/Realtor understands that to qualify for this commission, this registration form must be received by Thomas Seaman Auctioneer prior to the day of the Auction. Client must also fully complete and execute a **Bidder Registration Card** the day of the Auction (or agree to the Terms & Conditions if bidding via out app), provide any required **Bidder Deposit**, and complete in its entirety an **Opening Bid Form** at least fifteen (15) minutes prior to commencement of the Auction. There can be **No Exceptions** to these terms and conditions, and **No Oral Registrations** will be accepted.

Broker/Realtor shall hold harmless and indemnify Thomas Seaman Auctioneer and Keller Williams Realty Greater Cleveland, as agents for the Seller, and the Seller from any and all claims, cost or expenses, including reasonable attorney fees, which may arise out of any actions or inactions or representations made by Broker/Realtor in connection with the sale of this property.

CONDUCT OF THE AUCTION: Each property is being sold on an **AS - IS, WHERE-IS** basis. Your Client's complete inspection and the inspection of the property by your

Client's experts prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. Seller and Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting. Announcements made from the podium at the time of the Sale take precedence over all printed materials.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the Thomas Seaman Auctioneer / Keller Williams Realty Greater Cleveland Offer to Purchase Contract. There will be a **Buyer's Premium** equal to **ten percent (10%)** of the last and highest bid added to the last and highest bid to establish the actual Sale Price on the Offer to Purchase Contract. An Earnest Deposit, as required in the **Terms and Conditions** and on the Offer to Purchase Contract, shall be paid by Client, and deposited into the Keller Williams Realty Greater Cleveland Trust Account.

We are specifically disclosing to the Purchaser that paying **this Buyer Premium does not create an Agency relationship with the Buyer/s** and Buyer Acknowledges that the Thomas Seaman Auctioneer, an agent of Keller Williams Realty Greater Cleveland is an Agent for the Seller.

Thomas Seaman, Auctioneer / Keller Williams Realty Greater Cleveland, solely, if needed, shall have full and complete control of negotiations with Seller in regards to commissions earned and to be received and Commission Fee Scale will be based on that figure.

If the Client has been in contact with a representative of Thomas Seaman Auctioneer / Keller Williams Realty Greater Cleveland, in regards to this Auction or is on our Client Mailing, or received a flyer from Thomas Seaman Auctioneer / Keller Williams Realty Greater Cleveland, the Broker/Realtor possibly may not qualify for a participation fee.

The signatures below indicates acceptance of the above terms and conditions.

Realtor Signature

Date

Accepted by Thomas Seaman Auctioneer / Keller Williams Realty Greater Cleveland

By

Date