

Coldwell Banker Glennon

AUCTION DIVISION



100 W. 92 Hwy, PO Box 167 Kearney, MO 64060
Phone (816) 628-6060 fax (816)628-6751

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 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 must fax, to Coldwell Banker Glennon Auction Division 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.
- Broker must include an opening bid on this agreement.
- 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/Agent to verify receipt by Coldwell Banker Glennon Auction Division of the registration at (816) 628-6060.**
- Broker/Agent must attend and register with said Buyer at the auction 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.
- 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 Coldwell Banker Glennon 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, Coldwell Banker Glennon, 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 Coldwell Banker Glennon, or has been previously contacted by Seller or Coldwell Banker Glennon. 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**