

BROKER PARTICIPATION TERMS REAL ESTATE AUCTION

TERMS: Broker will receive 30% of the 10% buyer's premium if the buyer below closes.

TO QUALIFY BROKER MUST:

1. Register the prospective buyer for the specific property on Broker Participation and Authorization form prior to any inspection of the property by the buyer. Both the prospective buyer and broker must sign.
2. Accompany the client to an inspection of the property. The buyer and broker must sign registration.
3. Register and attend the auction with the prospect or if held online, bid for buyer or assist them in the online bidding process.

No broker will be recognized on a prospect that has obviously contacted the seller or Walker Auctions. No commission will be paid to any broker acting as a principal in the purchase of the property. Walker Auctions will pay commissions only upon closing and receipt of commissions. There will be NO exceptions to this procedure and no oral registrations will be accepted. Walker Auctions reserves the right to negotiate the commission received with the seller.

Date _____

Address of Subject Property _____

Auction date and Time _____

Broker/Associate Name _____

Broker Company _____

Broker Real Estate License # _____

Address _____

Business Phone _____ Mobile Phone _____

Email _____

CLIENT- I will be attending the auction of the aforementioned property or bidding online. I state that said property was introduced to me by _____ of the above-named Real Estate Company. I have contacted neither the seller nor Walker Auctions directly, nor have they previously contacted me directly or by mail. I understand that I am not authorizing Walker Auctions to act for me nor will I be responsible for any fee or commission for their services. I acknowledge that the property is being sold in "as is where is" condition. I am prepared to place a nonrefundable deposit on the property at the auction and sign a contract for sale. I understand that Walker Auctions is representing the Seller.

Client Signature _____

BROKER- Return this form signed by the client and you to the auctioneer as soon as possible at the address below or fax at least 48 hours preceding the auction. Receipt of this form by that time will entitle the Broker to receive 30% of the 10% buyer's premium providing the broker has shown the property to the client and accompanied the client to the auction and the client named herein is the successful bidder and closes on the property. Walker Auctions reserves the right to negotiate the commission received with the seller and Buyer's Broker.

Broker Signature _____

Received by Walker Auctions on _____ at _____

Received by _____

WALKER AUCTIONS LLC

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901:922-5609-Phone Lance@WalkerAuctions.com

TN Auctioneer License #1819 RE Firm #257636

BROKER PARTICIPATION AND AUTHORIZATION