

**ON LINE AUCTION BROKER PARTICIPATION FORM**

**Auction Location: Randolph County, Georgia**

**BIDDING OPENS- September 5<sup>th</sup> @ 11:00 AM**

**BIDDING CLOSES-Sept.21<sup>st</sup> @ 2:00 PM**

**Broker Registration Deadline: September 19<sup>th</sup> @ 4:00 PM**

\_\_\_\_\_ (Brokerage Firm's Name)(hereinafter referred to as "Broker/Agent") wishes to register \_\_\_\_\_ (Buyer) for the Property being offered in the auction indicated above. Broker/Agent shall be deemed to have earned a commission if all of the following conditions have been met (1) Broker/Agent must be licensed in the State in which the property is located; (2) Broker/Agent registers client no later than 4:00 PM Tuesday September 19<sup>th</sup>. (3) Broker/Agent shows the property to client prior to the auction and reviews the "Terms and Conditions of the sale" with client prior to the auction; (4) Broker/Agent's client is the high bidder and contracts the property & closes; (5) If a LIVE AUCTION, Broker/Agent attends the auction and remains with client until contracting is complete; (6) Broker/Agent is not acting as a principal in this transaction. **Neither Sellers nor Auctioneer will pay commissions on any property to any broker participating in the purchase of a property. Brokers may not represent themselves or any immediate family members (i.e. Spouse, siblings, parents, etc.). In addition, brokers may not be a party to any entity such as a corporation, LLC business or trust purchasing a property; and (7) Broker/Agent's client closes the transaction in full under the terms contained in the Contract for sale of real property. Notwithstanding the foregoing, Broker acknowledges that this Broker Participation Form is not to be deemed as part of any such Contract for sale of real property. **Provided the aforementioned conditions are met in full at closing, the undersigned Brokerage Firm will collect a commission equal to 20% of the final net commission, said final net commission being determined is the sole discretion of Auctioneer.****

**You Must Provide A Fax Number.**

\_\_\_\_\_  
Client Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Client Signature & Date

I certify to J. Durham & Associates, Inc. and the Seller that the brokerage firm listed above is the only broker representing me as buyer on the above referenced auction.

\_\_\_\_\_  
Client Signature & Date  
(Form Not Valid Without Purchaser Signature)

\_\_\_\_\_  
Brokerage Firm's Name

\_\_\_\_\_  
Real Estate Broker's License #

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax Number

\_\_\_\_\_  
Broker/Agent Signature & Date

I certify I am acting as Broker/Agent only and NOT as principal or related party as identified in Item #6 above.

\_\_\_\_\_  
Broker/Agent Signature & Date

\_\_\_\_\_  
Broker/Agent Please Print Name

\_\_\_\_\_  
Broker/Agent Email Address

Approved and Accepted by J. Durham and Associates, Inc.

\_\_\_\_\_  
Joseph P. Durham, President

**This Form Must Be Approved and Signed by Joseph P. Durham, President of J. Durham & Associates, Inc. in Order to Be Valid. Please Provide A Return Fax Number.**