

StanRich Auctions

2010 Hwy 49 East, Suite 206, Pleasant View, TN 37146
1.866.549.9506 Telephone 1.866.581.1915 Facsimile

BROKER/AGENT PARTICIPATION AGREEMENT

Broker/Agent Identification: hereinafter referred to as "Broker/Agent".

Realtor/Agent Name: _____

Realtor/Agent Phone No: _____ Realtor/Agent Fax: _____

Company Name: _____

Company Address: _____

Company Phone No: _____ Company Fax: _____

Tennessee Broker License Number _____ Tennessee Agent License Number _____

Client Identification: hereinafter referred to as "Client".

Client Name: _____

Client Address: _____

The above Broker/Agent hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by StanRich Auctions TN #3829 on property located at _____.

StanRich Auctions hereby agrees to pay to the registering Broker/Agent on the following terms and conditions; a Commission of one percent (1%) of the Hammer Price due at closing, if the above referred to Client is the successful Bidder and who closes on the term & conditions of the auction. Broker/Agent understands that to qualify for this commission, this registration form must be received by StanRich Auctions on or before 48 hours prior to the day of the Auction and that the Broker/Agent must attend the Auction with the Client. Under no circumstances will Broker/Agent registration be allowed on the day of the auction. Client must also fully complete and execute a **Bidder Registration Card** the day of the Auction 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.

It is also understood and agreed that the Broker/Agent shall furnish the appropriate AGENCY DISCLOSURE FORM, prior to commencement of Auction. Broker/Realtor shall hold harmless and indemnify StanRich Auctions, 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, inactions, and/or representations made by Broker/Agent 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 are 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 applicable Auction Sales Contract. There will be a Buyer's Premium equal to ten percent (10%) of the highest bid added to the highest bid to establish the actual Contract Price on the Auction Sales Contract. An Earnest Deposit as required in the Terms and Conditions and on the Auction Sales Contract shall be paid by Client, and deposited with in the StanRich Auctions escrow account.

We are specifically disclosing to the Purchaser that paying this Buyer Premium does not create an Agency relationship with the Buyers and Buyer acknowledges that StanRich Auctions is an Agent for the Seller.

StanRich Auctions, 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.

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If the Client has been in contact with a representative of StanRich Auctions, in regards to this Auction or is on our Client Mailing, or received a flyer from StanRich Auctions, or if the Client is a Broker/Agent or is a member of their immediate family, the Broker/Agent will not qualify for a participation fee.

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

Broker/ Agent Signature

Date: _____

Client

Date: _____

Accepted by StanRich Auctions

Client

Date: _____

By: _____ Date: _____