



75 South Church Street, 6th Floor, Suite 15, Pittsfield, MA 01201
www.propertyevents.com www.UnitedCountry.com
Tel: 413-442-9977 Fax: 413-499-6370

BROKER REGISTRATION FORM

**81 Walker Street
Lenox, MA
July 11, 2009 - 1:15 p.m.**

BIDDER # _____
(to be assigned by Property Events LLC)

Broker Information:

BROKER/AGENT: _____ COMPANY NAME: _____

COMPANY ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

SALES PERSON #: _____ BROKER #: _____

TAX I.D. #: _____ SOCIAL SECURITY #: _____

PHONE: _____ FAX: _____

CELL: _____ EMAIL: _____

Client (Buyer/Bidder) Information:

CLIENT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ OFFICE: _____

CELL: _____ EMAIL: _____

OPENING BID AMOUNT \$ _____

Please refer to the Broker Participation Guidelines below for clarification and instruction.



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BROKER PARTICIPATION TERMS

1. A commission/referral will be paid based on the following schedule to any properly licensed Real Estate Broker who submits his or her clients opening bid(s) according to the guidelines as outlined below and whose client is the successful purchaser of the property. This client must close on the property and must pay the Total Contract Price for the property in U.S. funds.
 - (a) Three percent (3.00%) commission/referral will be paid on any written opening bid amount shown on the Buyers Broker Incentive Program form supplied herewith and available upon request.
 - (b) One percent (1.0%) commission/referral will be paid on the balance remaining between the written opening bid amount shown on the Buyers Broker Incentive Program form and the Total Contract Price.

2. If no opening bid is written on the Buyers Broker Incentive Program form (page 1) then one percent (1.0%) of the Total Contract Price of the property purchased by that Brokers client will be paid to that Broker as a commission/referral.

3. The broker commission/referral will not exceed three percent (3.00%) of the Total Contract Price of the property purchased by that Brokers client.

4. In order to be entitled to any commission/referral, the Broker must:
 - (a) Register his or her client by filling out the Buyers Broker Incentive Program form in full, including the signature of the client on the form.
 - (b) **Submit the Buyers Broker Incentive Program form via mail to:**
Property Events LLC
75 South Church Street
6th Floor Suite 15
Pittsfield, MA 01201
or via fax to (413) 499-6370 for receipt before the deadline of 48 hours prior to the start of the auction. Broker forms arriving after the deadline will not be honored. Broker registration forms sent anywhere other than the above address and fax number will not be honored. BROKER IS REQUIRED TO BRING A COPY OF THE EXECUTED FORM WITH HIM/HER ON SALE DAY.
 - (c) Attend and register with the client at the auction and encourage bidding.
 - (d) Abide by the guidelines outlined herein.

5. The Broker, by placing his or her signature below, certifies, agrees, and acknowledges that:
 - (a) The Broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.
 - (b) No oral registration will qualify broker for commission/referral.
 - (c) The Brokers commission/referral will be due at the final closing of the property purchased by the Brokers client after all consideration is paid in full.
 - (d) Only the first registration of a prospective client will be accepted and honored.
 - (e) The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
 - (f) The Broker will hold harmless and indemnify Property Events LLC from any and all claims with regard to such commission/referral.
 - (g) The Broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property being auctioned.
 - (h) The Broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Incentive Program form.
 - (i) The Broker cannot participate in the Buyers Broker Incentive Program and receive any commission/referral in conjunction with any other co-brokerage or referral agreement between Property Events LLC and Broker.
 - (j) The Broker will be representing the buyer/bidder (client) listed above as his or her agent.
 - (k) The Broker is not a subagent of Property Events LLC and represents his or her client (buyer/bidder) as a Buyers Broker.
 - (l) This form consists of three pages and that the Broker has received all three pages.

6. **All opening bids will be used to open the bidding at the auction. Opening bids will be taken in the order received. If the same opening bid amount should be submitted by more than one bidder, the form first received by Property Events LLC will take precedence.**

- 7. All opening bids must be submitted in total U.S. dollar amounts.
- 8. Broker agrees that only the first registration of the prospective Buyer(s)/Bidder(s) will be accepted and honored. No amendments to registration opening bids will be accepted.
- 9. Broker agrees that he shall hold harmless and indemnify Property Events LLC, including its reasonable attorney's fees, from any and all claims with regard to such commission.
- 10. Broker must attach a copy of these terms, executed by the broker below, with each registration.
- 11. The Brokers client (buyer/bidder), by placing his or her signature below, certifies, agrees, and acknowledges that:
 - (a) He or she has inspected the premises of the subject property.
 - (b) Property Events LLC represents the Seller in this transaction.
 - (c) Commission/referral shall be paid only to Broker representing client (buyer/bidder) as acknowledged in this form.
 - (d) He or she shall hold harmless and indemnify Property Events LLC and Seller from any and all representations made by the Buyers Broker.
 - (e) Purchaser acknowledges that he/she agrees to abide by the terms and conditions of sale and agrees to open the bidding at the commencement of the auction for the Property listed on Page #1, by gavel at the amount stated above. Purchaser acknowledges that the bid assistant will enter this bid during the auction at the request of auctioneer.
 - (f) In order to qualify for the Buyer Incentive Program, which is independent and separate from the Buyers Broker Incentive Program form, the client (buyer/bidder) must also complete and submit to Property Events LLC by the required deadline the Buyer Incentive Program form, which form must be received and acknowledged by a Property Events representative. The registration must include the signature of both the broker and the buyer/bidder. It will be the responsibility of the Broker to verify receipt by Property Events LLC of the registration at (413) 442-9977.

BUYER/BIDDER:

DATE:

BROKER/AGENT:

DATE:

FOR OFFICE USE ONLY:

Received & Acknowledged By:

 Initials / Date / Time

Bidder#: _____

Buyer's Broker Commission/Referral

Total Contract Price..... _____

Opening Bid Amount..... - _____

Subtotal..... = _____

1% of Subtotal..... _____

3% of Opening Bid..... + _____

TOTAL COMMISSION/REFERRAL DUE = _____