



## BUYER/BIDDER BROKER PARTICIPATION RULES

**A commission will be paid based on the following schedule to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who closes and pays the Total Contract Sale Price for this property.**

**A THREE PERCENT (3%)** commission will be paid on the winning high bid amount plus the Buyer's fee.

TO EARN THE FOREGOING APPLICABLE COMMISSION, **BUYER BROKER MUST:** REGISTER HIS/HER BUYER/BIDDER BY FILLING OUT THE BROKER INFO SECTION, **IN FULL**, AND MUST COMPLETE THE BROKER REGISTRATION FORM, **IN FULL**, WHICH MUST BE EMAILED TO [aaron@pacificauction.com](mailto:aaron@pacificauction.com) OR DELIVERED BY HAND AND TO BE RECEIVED BEFORE BIDDING BEGINS ON AUCTION DAY. BROKER REGISTRATION FORMS SENT DIRECTLY TO SELLER **WILL NOT BE HONORED.**

1. BROKER must show the property in person to his/her Buyer/Bidder.
2. BROKER information must be provided on the Broker Registration form.
3. BROKER agrees that BROKER will not claim any exceptions to the foregoing procedures unless made in writing and signed by the SELLER.
4. BROKER agrees that no oral registration will qualify BROKER for commission.
5. BROKER may only register one Buyer/Bidder for each auction event.
6. BROKER agrees that BROKER'S commission will be due upon final closing of the purchase by his/her Buyer/Bidder with all consideration paid in full.
7. BROKER agrees that commission will ONLY be paid at time of closing and will be disbursed by Title Company.
8. BROKER agrees that he/she shall hold harmless indemnify Pacific Auction & Realty including its reasonable attorney's fees, from any and all claims with regard to such commission.
9. Colorado Law requires a copy of Buyer Broker Agreement to be attached.

Pacific Auction & Realty reserves the right to reject a broker registration form if the Buyer has previously been contacted by Pacific Auction & Realty. A complete registration file on all prospects will be maintained. All registrations accepted by Pacific Auction & Realty will be acknowledged via email. ***There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.***

## BROKER REGISTRATION FORM

Agency:	
Real Estate Lic #:	
Agent Name:	

Buyer Information	
Name:	
Company:	
Address:	
City:	
State:	
Zip:	
Phone:	
Fax:	
Email:	

Signature of Broker:	Date:
Signature of Bidder/Buyer:	Date:

