

# ASSITER & ASSOCIATES LLC

16650 Interstate 27, Canyon, Texas 79015-6157  
806.655.3900 Telephone 806.655.3939 Facsimile

## BROKER/REALTOR PARTICIPATION AGREEMENT

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

Realtor/Agent Name: \_\_\_\_\_

Realtor/Agent Phone No: \_\_\_\_\_ Realtor/Agent Fax: \_\_\_\_\_

Company Name: \_\_\_\_\_

Company Address: \_\_\_\_\_

Company Phone No: \_\_\_\_\_ Company Fax: \_\_\_\_\_

Texas Broker License Number \_\_\_\_\_ Texas Agent License Number \_\_\_\_\_

Client Identification: hereinafter referred to as "Client".

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

Client Address: \_\_\_\_\_

The above Broker/Realtor hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by Assiter & Associates LLC on property located at \_\_\_\_\_.

Assiter & Associates LLC hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions; a Commission of up to twenty percent (20%) of the net Real Estate Commission due at closing, if the above referred to Client is the successful Bidder and who closes on the terms of the Earnest Money Contract. Broker/Realtor understands that to qualify for this commission, this registration form must be received by Assiter & Associates LLC on or before 5 p.m. prior to the day of the Auction and that the Broker/Realtor must attend the Auction with the Client. Under no circumstances will Broker/Realtor 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 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/Realtor shall furnish the appropriate AGENCY DISCLOSURE FORM, prior to commencement of Auction. Broker/Realtor shall hold harmless and indemnify Assiter & Associates LLC, 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/Realtor 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 Earnest Money 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 Earnest Money Contract. An Earnest Deposit as required in the Terms and Conditions and on the Earnest Money Contract shall be paid by Client, and deposited with the Title Company.

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 Assiter & Associates LLC is an Agent for the Seller.

Assiter & Associates LLC, 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 Assiter & Associates LLC, in regards to this Auction or is on our Client Mailing, or received a flyer from Assiter & Associates LLC, or if the Client is a Broker/Realtor or is a member of their immediate family, the Broker/Realtor will not qualify for a participation fee.

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

\_\_\_\_\_  
Realtor/ Agent Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Client

Date: \_\_\_\_\_

Accepted by Assiter & Associates LLC

\_\_\_\_\_  
Client

Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_