



AUCTIONS AND REAL ESTATE

Buyer Broker Participation Agreement

Please Print and Return or Email to:

Musser Bros. Inc

1131-13th Street, Ste 101 • Cody, WY 82414

Property Location: #19 Jack Lackey Lane, Red Lodge, MT 59068

Auction Date: Sept. 20, 2021 at 6:00 P.M.

To Earn The 2% Commission, Buyer/Broker MUST:

The Broker must register his or her Buyer/Bidder by filling out this form, in full, and must fax or mail it to Musser Bros. Inc to be received no later than 24 hours prior to the auction date.

For Saturday, Sunday or Monday auctions, this form must be received in our office, no later than 12:00 Noon on Friday prior to the auction date.

- Broker must show the property in person to his or her Buyer/Bidder.
• Broker must attend and register with his or her Buyer/Bidder at the auction and encourage bidding.
• Broker agrees that no oral registration will qualify Broker for commission.
• Broker agrees that Broker will not be entitled to a commission, if Broker or any member of Broker's family or firm participates, as a principal at the Auction. Broker shall give an affidavit to this effect, if requested.
• Broker's Buyer/Bidder must be the high bidder on the property and the Seller must accept the bid.
• Broker's Buyer/Bidder must sign the real estate contract immediately following the auction of the property.
• Broker's Buyer/Bidder must make payment of the proper earnest money deposit at contract signing.
• Broker's Buyer/Bidder must close on the property within the time as stated in Buy/Sell agreement.
• Broker agrees that Broker's commission will be due upon final closing of the purchase by his Buyer/Bidder with all consideration paid in full.
• Broker agrees that only the first registration of prospective Buyer/Bidder will be accepted and honored.
• Broker agrees that commission will ONLY be paid at time of closing and disbursed by Escrow Agent.
• Broker agrees to hold harmless and indemnify Musser Bros. Inc including its reasonable attorney's fees, from any and all claims with regard to such commission.
• Broker is allowed only one Buyer/Bidder per auction event.
• Broker must bring all forms that their office requires, to the auction, to be signed at the signing of the real estate contract.
• Broker must have Bidder sign this form acknowledging representation. No Broker will be recognized on a prospect that has previously contacted Seller or Musser Bros. Inc or has been previously contacted by Seller or Musser Bros. Inc. A complete registration file on all prospects will be maintained. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.

Broker's Name

Licensee's Name

Company Name

Licensee's Phone Number

Company Address

Buyer/Bidder's Name (s)

Company City/State/Zip

Buyer/Bidder's Address

Broker/Agent signature

Buyer/Bidder's signature