



**BUYER BROKER PARTICIPATION TERMS**

A commission will be paid to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who actually closes and pays the Total Contract Sale Price for property. **THREE PERCENT (3.0%) commission** of the SUCCESSFUL BID amount, will be paid on any successful purchase for a property that actually closes at the Total Contract Sale Price.

TO EARN THE FOREGOING APPLICABLE COMMISSION, BUYER BROKER MUST: REGISTER HIS BUYER/BIDDER BY FILLING OUT THE BROKER REGISTRATION FORM, IN FULL, AND MUST FAX, MAIL OR EMAIL IT TO AREMCOM CORPORATION TO BE RECEIVED NO LATER THAN 24 HOURS PRIOR TO AUCTION DATE. **BROKER REGISTRATION FORMS SENT DIRECTLY TO SELLER WILL NOT BE HONORED.**

- 1. BROKER must show the property in person to his Buyer/Bidder.
- 2. BROKER must attend and register with his Buyer/Bidder at the auction and encourage bidding.
- 3. BROKER agrees that BROKER will not claim any exceptions to the foregoing procedures unless made in writing and signed by SELLER and AREMCOM CORPORATION.
- 4. BROKER agrees that no oral registration will qualify BROKER for commission.
- 5. 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.
- 6. BROKER agrees that only the first registration of prospective Buyer/Bidder will be accepted and honored.
- 7. BROKER agrees that commission will ONLY be paid at time of closing and will be disbursed by Escrow Agent.
- 8. BROKER agrees that he shall hold harmless and indemnify AREMCOM CORPORATION, including its reasonable attorney's fees, from any and all claims with regard to such commission.
- 9. Register prospective buyers for specific properties, prior to any inspection of the property by the buyer. Broker must complete the "Broker Registration Form" and fill it out and fax back to us at (408) 251-2799.

**No broker will be recognized of a Buyer/Bidder who has previously contacted Seller or AREMCOM CORPORATION, or has been previously contacted by Seller. A complete registration file on all prospects will be maintained. All registrations accepted by AREMCOM CORPORATION will be acknowledged via e-mail and in writing at the auction registration desk. There can be no EXCEPTIONS to this procedure and no oral registrations will be accepted.**

Agreed and acknowledged by:

Agent Name \_\_\_\_\_

Agent Signature \_\_\_\_\_

Real Estate Lic # \_\_\_\_\_

Date \_\_\_\_\_

Phone \_\_\_\_\_