



## **Broker Participation Buyer Registration Form**

**Please Print, Complete and Email, Fax or Mail**

**Phone - 864-379-1011, Fax – 800-886-4152, Email – [glen@brooksauctionservices.com](mailto:glen@brooksauctionservices.com)**

The Undersigned agrees to the following requirements for Broker participation:

1. Real Estate Agents must register their Buyer prospects with Brooks Auction Services, LLC at least 48 hours prior to the start of the auction.
2. Real Estate Agents must show subject property to their Buyer Client(s) and provide Brooks Auction Services, LLC with a signed Agency Disclosure and a copy of buyer's agent agreement at time of sale.
3. Real Estate Agents must attend the auction and bid with or for their Buyer Client(s). This is only for live auctions.
4. A referral fee of 3% of initial bid and 2% of the additional bid amount before buyers premium will be paid if your buyer is the high bidder of the auction and the bid is accepted by the seller and the buyer closes on the transaction
5. No Real Estate Agent will be recognized as the Broker of record for a Buyer prospect who has previously contacted or has been contacted by the Seller or the Seller's agent.
6. No referral fees will be paid to any Broker or Real Estate Agent who is acting on his/her own behalf or on behalf of a member of his/her immediate family or who is a partner, stockholder, or principle of entity purchasing the property.

**There Are No Exceptions to This Policy. No Verbal Registrations Accepted.**

Sale Date: Aug 3<sup>rd</sup>-10<sup>th</sup> 2021 Registration Date: \_\_\_\_\_

Property Address: 171.5 acres, GA-17, Lavonia Ga. TMS#'s 053 173 and 053 176

Broker: \_\_\_\_\_

Phone: \_\_\_\_\_



Initial Bid Amount \_\_\_\_\_

Buyer's Name:

\_\_\_\_\_

Buyer's Signature:

\_\_\_\_\_

Real Estate Agent:

\_\_\_\_\_

Agent's Signature:

\_\_\_\_\_

Fax Registration to 800-886-4152 or Call 864-379-1011,

Email – [info@brooksauctionservices.com](mailto:info@brooksauctionservices.com)

Brooks Auction Services, LLC

1410 Highmarket St, PMB 320

Georgetown SC 29440

## Note: Pre-Auction Offers Will Be Carefully Considered

Brooks Auction Services, SC Real Estate License # 82950, Auction License # 4316

Terms & Conditions: Information in this advertisement is correct to the best of auctioneer and real estate broker's knowledge. Bidders will be required to register day of auction and will be required to show proof of ID and sign a bidders registration form. All measurements are approximate and it is the buyer or buyer's representative's sole responsibility to verify all facts. All property is sold as is with no warranty or guarantee by the sellers or Brooks Auction Services or any representatives of same. Seller has the right to perform any and all inspections but all inspections must be done prior to auction. The only guarantee made is that buyer will receive a clear and marketable title at closing. Taxes pro-rated to day of closing. 10% earnest money deposit down on day of auction by cash, cashier's check, or certified funds. If payment is made by personal or company check you must have a current bank letter to Brooks Auction Services guaranteeing payment of check. Balance do at closing within 45 days at attorney of purchasers choice. Brooks Auction Services and all affiliates are the exclusive agents for the sellers. All negotiations must be conducted through Brooks Auction Services. 10% Buyers Premium will be added to the bid price to determine the contract price. All real estate is sold subject to owner's confirmation, unless advertised and announced on auction day as absolute. Seller will prepare deed, Purchaser shall pay all costs associated with the examination of title, closing and filing documents. All announcements made at the auction supersede any written material. In the event that a buyer is not able to complete his/her agreement and close on the property, the earnest money deposit will be split 50/50 between the seller and the auctioneers/real estate broker. A backup contract may be executed on auction day. Internet bidding may be offered on real estate. Bidders are required to register online. Information on registration and bidding will be provided at [brooksauctionservices.com](http://brooksauctionservices.com)

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