



**BROKER PARTICIPATION FORM**

For Property Address: \_\_\_\_\_, **Minnesota**  
Auction Date: **November 21, 2009** Broker Registration Deadline: 48 Hours prior to last business day before auction

\_\_\_\_\_ (Broker's Name) wishes to register  
\_\_\_\_\_ (Buyer) for property being offered in the  
auction indicated above. The broker/agent shall be deemed to have earned a commission if all of the following conditions  
have been met:

1. Broker must be licensed in the State of which the auction property is located.
2. Broker/agent registers 48 hours prior to last business day before the auction by 5:00 p.m. in order to submit a bid.
3. Broker/agent shows the property to client prior to the auction and attends bidder seminars/open houses.
4. Broker/agent attends the auction with client and remains with the client until contracting is complete.
5. Broker/agent's client is the high bidder, places required deposit and signs real estate sales contract.
6. Broker/agent is not acting as a principal in this transaction.
7. Broker/agent shall not be entitled to said commission on account of any sale to an entity of which (or an affiliate if which) the broker is a principal, employee, affiliate or immediate family member.
8. Broker agrees that he/she shall hold harmless and indemnify attorney's fees, from any and all claims with regard to such commission. Broker must attach a copy of these terms, executed by the Broker below, with each registration.
9. Broker/agent's client closes the transaction in full in terms under the contract.
10. Broker/agent states Agency Relationship to buyer in writing upon registration.
11. Broker/agent agrees that he/she will not claim any exceptions to the foregoing procedures.

Provided the above listed conditions are met in full at closing the undersigned broker will collect a commission equal to 20% of the net Commissions for purchases made by the undersigned buyer.

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

\_\_\_\_\_  
Broker's Firm Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Real Estate License Number

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Client Signature

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Broker/Agent Signature

Agency Relationship to customer/client: \_\_\_\_\_

\_\_\_\_\_  
Date

Opening Bid: \_\_\_\_\_ (Required for Broker/agent to receive 20% of the net commissions for the Opening Bid. The Broker will be paid 20% of the net commission of the opening bid price and 10% on the balance of the high bid price. Bidding online will deemed acceptance of the required written opening bid.)

Prior customers of United Country Auction Services may not qualify for Broker Cooperation Registration.