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Broker Participation Agreement

This form MUST be completed and received by Auction One Las Vegas prior to the auction. Forms may be faxed to (702) 948.0486 or take agreement to MacDonald Highlands sales office @ 1730 W. Horizon Ridge Parkway, Henderson, Nevada prior to the Auction.

Broker/Realtor
Company Name
Realtor Phone No. Realtor Fax
Company Phone No. Company Fax
Company Address
Client's Name
Client's Address

The above Broker/Realtor hereby wishes to register the above Client as a potential purchaser of properties being sold at auction conducted by Auction One Las Vegas on March 6th 2010 @ 12pm noon pst.:

MacDonald Highlands DragonRidge Country Club @ 552 South Stephanie Street Henderson, Nevada 89012

(Live Auction address, city, state, zip)

- 1. Seller hereby agrees to pay to the registering Broker/Realtor if the above referred client is the successful bidder and who closes on the terms of the auction sales contract.
2. Referral Fee/Commission: If the client of the Broker/Realtor is the high bidder for the property listed herein, executed the auction sales contracts, such bid is accepted by the seller and there is a close of escrow on such auction sales contract, then the Broker/Realtor shall receive a three percent (3%) referral fee/commission of final sales price at close of escrow.
3. The Broker/Realtor understands that to qualify for this commission, this registration form must be received by Auction One Las Vegas prior to or at the advertised date and time of the Auction.
4. The Broker/Realtor must attend the Auction with the client.
5. The client must also fully complete and execute a Bidder Registration agreement the day of Auction at least thirty (30) minutes prior to commencement of the Auction.
6. Conduct of the Auction: Each property is being sold on an AS-IS, WHERE-IS basis. Your client completes inspection and the inspection of the property by your client's expert prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of bidding are at the sole direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.
7. Buyers Premium: If the client is the successful Bidder, they must sign the purchase contracts and all disclosure forms. There will be a Buyer's Premium of (10 %) added to the highest bid price to establish the actual sales price on the purchase contracts. A (non-refundable) deposit is required as stated in the Terms and Conditions of the Auction. Auction One Las Vegas is specifically disclosing to the purchaser that paying this Buyer's Premium does not create an Agency Relationship with the Buyer's and the Buyer's acknowledges that Greg Harelson, Auctioneer and Broker of Auction One Las Vegas is the Co Broker with MacDonald Highlands Realty and is the Agent/Co-Broker for the Seller at the Auction.
8. Auction One Las Vegas solely, if needed, shall have full and complete control of negotiations with the Seller in regards to commissions earned and to be received and the commission fee scale will be based on that figure.
9. Announcements made from the podium day of sale takes precedence over all previously printed material.
10. There can be No Exceptions to these terms and conditions and No Oral Registrations will be accepted.

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

Realtor Signature
Date:

Clients Signature
Date:

Accepted by Greg Harelson, Auctioneer Auction One Las Vegas

By:

Date: Time: