

Buyer Broker / Agent Program

Real Estate Brokers/Agents throughout the United States have long enjoyed a profitable partnership with Auctioneers. The auction process gives licensed Broker/Agent, who registers a client, the opportunity to earn up to a **3% commission** on the high bid, before the addition of the buyer's premium. The client must be the high bidder, abide by the **Terms and Conditions of Sale**, and successfully close on the property.

Becoming a Buyer's Broker/Agent and collecting commissions, takes just four easy steps;

1. Properly register the client 24 hours prior to auction day.

The Real Estate Broker/Agent must complete and submit the Buyer Broker Registration Form to Auction One to register prospective buyers. **Submit the Brokers Form online at www.AuctionOneLasVegas.com, Fax to (702) 948-0486 or mail to: 7472 West Sahara Ave suite 102 Las Vegas, NV 89117**

The Buyer Broker/ Agent's client must prevail during the auction with the high bid, and pay and close on the property as outlined in the **Terms and Conditions of Sale**. Commissions are based on the high bid amount (**not including the buyer's Premium**).

2. Inspect the property with the client prior to the auction.

A real estate auction is the sale of real property in "As-Is" condition for fair market value, using a competitive bidding process. **"As-Is" means** the properties are selling without warranties as to the condition and/or fitness of the properties for a particular use. Buyers are solely responsible for examining and evaluating the properties. Ultimately, the Broker/Agent must inspect the property with the prospective buyer and perform due diligence prior to bidding.

3. Review all disclosures and auction Terms and conditions of Sale with the client.

You must review the Real Estate Purchase Agreement, amendments, disclosures, title commitments, etc. with your client. All documentation will be set by the seller and cannot and will not be altered, amended or modified by Broker/Agent, Buyer, or Auction One Auctioneer. You will be required to sign the Bidder Acknowledgement, Deposit Receipt, and Real Estate Purchase Agreement along with your client.

4. Attend the auction on the day of the sale and register with Auction One Auctioneers.

Please allow yourself ample time to register at the auction site on auction day.

You should bring to Broker Registration:

- 1. Your pre-registered client**
- 2. Copy of your submitted Completed Buyer Broker Participation Agreement.**
- 3. A copy of your valid real estate license for the state in which the property is located.**

You will be required to accompany your client through the entire bidding and contracting process. If you plan to attend multiple auctions, a Buyer Broker Participation Agreement should be submitted and printed for all clients at each auction you plan to attend.

If a Broker has not met all of these requirements, no commission will be paid to the Broker, even if the Broker's client purchases a property. Buyer Broker participation is not approved or authorized for bidding **no commission** will be paid to Buyer Broker.

There are no exceptions to the Buyer Broker Program rules.

