

Larimer County Real Property Auction “The Forks”

17685 North US Highway 287 Livermore, Colorado 80536
Broker Coop Information & Registration Forms.

Rocky Mountain Estate Brokers Realty LLC cordially invites all Colorado Real Estate Brokers to register their clients who are interested in bidding on the real estate commonly known as “The Forks” 17685 North US Highway 287, Livermore, Colorado 80536 which will be offered for sale at Public Auction on August 28, 2010 at 11:10 AM at the property located at 17685 North US Highway 287 Livermore, Colorado 80536. The following guidelines will apply:

1. Broker must register their client or clients by 12:00 Noon MDT on Friday, August 27, 2010 by completing, in its entirety, the attached form and delivering it to Rocky Mountain Estate Brokers Realty LLC in person or by fax to: 970-454-0505. **Broker’s client must place an irrevocable opening bid.** Brokers may not register clients after this time. No extensions will be allowed. Call 970-454-1010 to confirm that your fax has been received.
2. Broker must be acting as a seller’s agent or transaction broker. Broker may not receive any compensation from the Purchaser or, if he or she does, waives any right or claim to compensation from Rocky Mountain Estate Brokers Realty LLC.
3. Broker may not be representing himself or herself, a family member or a member of a partnership, corporation, LLC or any other entity in which Broker owns a more than 5% interest. Rocky Mountain Estate Brokers Realty LLC shall be the sole judge as to whether Broker is representing himself or herself or an entity in which they have an interest.
4. Broker must personally inspect the property with his/her client or clients. Broker must attend the auction with the client or clients he/she may be representing. Broker will assist his/her client in registering at the auction site and insure that his/her client has brought the required deposit in the form specified. If Broker’s client is successful in purchasing, Broker will assist Rocky Mountain Estate Brokers Realty LLC with completing the contract with the Purchaser in a timely manner immediately at the conclusion of the auction.
5. If Broker’s client or clients is/are the high bidder on this real property, the offer to purchase is accepted by the Seller, the client or clients successfully close the transaction and Broker complies with these terms, Rocky Mountain Estate Brokers Realty LLC shall pay to Broker, within thirty days of the closing, a commission equal to three percent (3%) of Broker’s client’s written opening bid plus one percent (1%) of any amount Broker’s client bids above that amount. As an example, if Broker’s client submits a written opening bid of \$200,000.00 and the client purchases the property for \$300,000.00 Broker would earn a commission of \$7,000.00. (3% of written opening bid of \$200,000.00 = \$6,000 plus 1% of the increased bid amount of \$100,000.00 = \$1000.00. \$6,000.00 + \$1000.00 = \$7,000.00). In the event that Rocky Mountain Estate Brokers Realty LLC reduces its commission below that stated in its exclusive right to sell listing, any commission owed to Broker under this agreement shall be reduced by a proportional amount equal to the reduction in Rocky Mountain Estate Brokers Realty LLC’s commission.

As an example, if Rocky Mountain Estate Brokers Realty LLC reduces its total commission by 10% any commission owed to broker shall be reduced by 10%. If, for any reason, Broker's client fails to close and Seller and Rocky Mountain Estate Brokers Realty LLC retain the earnest money or deposit, Broker shall have no claim to any compensation. This commission is offered on the real property only. Broker shall have no claim to a commission on any personal property sold even if a client registered by Broker purchase it or if it is finally included in the real estate sales contract.

6. This property will be offered for sale at a live, open outcry Public Auction. A buyer's premium equal to ten percent (10%) of the high bid will be added to the high bid to form the contract price. Bids will be taken until, in the sole judgment of the Auctioneer, there are no further advances. This is an Auction with a stated minimum bid of \$150,000.00 for the real estate only. Once the Auction bidding is opened and a bid is received at our above the minimum bid, the property will sell to the highest bidder(s) on Auction Day.

7. If we can help you in anyway or answer any questions, please feel free to call Broker Bob Johnson CAI AARE at 303-601-0588 or RMEB Realty at 970-454-1010.

Thank you for your assistance and cooperation. Please sign this form below, acknowledging your understanding and acceptance of these terms and fax it in with your completed Bidder Registration Form.

Client Name: _____

Broker Signature: _____

Broker Name: _____

Broker Firm: _____

Telephone: _____

Mailing Address: _____

City, State, Zip: _____

Email Address: _____

Fax: _____

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Broker's Client Registration & Opening Bid Form.

I/we, _____ hereby place the following irrevocable opening bid on the following real estate to be offered for sale at Public Auction August 28, 2010.

Parcel #1: The property commonly known as "The Forks", 17685 North US Highway 287 Livermore, Colorado 80536, Larimer County Parcel Numbers: 00341-00-052 and 00341-00-071.

Amount of opening bid: \$ _____

I/we hereby make this irrevocable opening bid. I/we will attend the live Auction with the Broker named below that has referred me/us to this property. I/we understand that a deposit of \$10,000 is required to bid. I/we have read, understand and agree to be bound by all the terms of the Auction.

Dated: August _____, 2010

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____

Broker Name: _____

Broker Telephone: _____

Fax form to 970-454-0505 by 12:00 Noon August 27, 2010.