



1100 Jefferson Green Circle  
Midlothian, VA 23113  
Office: 804-327-9090 Fax: 804-486-9840  
[ernie@countsauktion.com](mailto:ernie@countsauktion.com)  
[www.countsauktion.com](http://www.countsauktion.com)

## **Broker Participation Agreement, Terms & Registration**

Auction Date & Time: \_\_\_\_\_

Property Address: \_\_\_\_\_

All participating Brokers/Agents must register their bidders by filling out this form, in its entirety, and returning it to The Counts Realty & Auction Group at least 24 hours prior to the scheduled auction. The form must be faxed to 804-486-9840, emailed to [ernie@countsauktion.com](mailto:ernie@countsauktion.com), or delivered to The Counts Realty & Auction Group at 1100 Jefferson Green Circle, Midlothian, VA 23113 so that it arrives to the auction company within 24 hours prior to the auction. It is the responsibility of the Broker to verify the receipt of this form by calling the auction company at 804-327-9090. The participating Broker/Agent must be properly licensed by the Commonwealth of Virginia and must register and attend the auction with their client. Oral registrations do not qualify for commission participation.

The Counts Realty & Auction Group will pay a commission, based on the following schedule, to any properly licensed real estate Broker/Agent whose registered bidder is the successful purchaser for the above listed property. Commissions will only be paid upon final settlement of the purchase and after all terms and considerations of the sales agreement are satisfied.

1. **A TWO PERCENT (2.0%)** commission will be paid based upon the pre-sale Opening bid amount tendered by the purchaser (as indicated in this agreement).
2. **A ONE PERCENT (1.0%)** commission will be paid on the balance remaining between the written opening bid and the final high bid.

**(Example: Written Opening bid = \$100,000.00. Final High Bid = \$200,000.00. The commission would be 2.0% x \$100,000.00 (\$2,000.00) plus 1.0% x \$100,000.00 (\$1,000.00) for a total commission of \$3,000.00]**

**If an opening bid is not tendered in this agreement, then ONE PERCENT (1.0%) of the high bid amount (not including any buyer's premium) will be paid as total commission.** In any case, the maximum commission paid to any Broker/Agent will not exceed THREE percent (3.0%) of the high bid amount.

Broker/Agent's Initials \_\_\_\_\_

Registered Agent's Initials \_\_\_\_\_



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Name of Real Estate Agent: \_\_\_\_\_

Real Estate Company: \_\_\_\_\_

Business Mailing Address: \_\_\_\_\_

Managing Broker's Name: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

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

I hereby register my client (name) \_\_\_\_\_ with  
"The Counts Realty & Auction Group" as a bidder at your auction  
on (date) \_\_\_\_\_ at (address) \_\_\_\_\_  
\_\_\_\_\_.

I understand I must attend the auction with my client in order to qualify for Broker participation under the terms as outlined on page one. My client hereby tenders an opening bid in the amount of \$ \_\_\_\_\_. My client will competitively bid, during the live auction, for any increase above the opening bid tendered. I/We understand the amendments to this registration, or opening bid, will not be accepted for forms not received at least 24 hours prior to the auction.

I/We understand and agree to all terms and conditions as set forth in this agreement.

\_\_\_\_\_  
Signature of Agent

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date