

Auction Referral Agreement

Agency Relationship:

A seller who lists property for sale at auction with **Auction One Las Vegas, (the auction company) in cooperation with seller's broker (original listing broker)** establishes an **exclusive agency relationship**.

Auction One Las Vegas acts exclusively as a seller's broker in conducting all of our real estate auctions.

Auction One Las Vegas, who as the exclusive auction listing broker, and in cooperation with the seller's listing Broker license # _____

issued in the state of _____ together shall be the **Broker of record** for the seller's at the auction.

Auction One Las Vegas and the Co-operative Broker, shall act solely on behalf of the seller and do not represent the buyer.

The Code of Ethics of the National Association of Realtors and the National Association of Auctioneers requires auctioneer, broker, realtor and realtor-associates to act honestly and are responsible for disclosing pertinent facts relating to the property. State laws require that seller's disclose any and all known defects on state approved disclosure forms. All properties auctioned by Auction One Las Vegas are sold "**As Is Where Is**". Auction One Las Vegas shall have full and complete control of negotiations with the seller in regards to the commissions earned and to be received. The commission fee scale will be based on the negotiated figure. All referral fees may be subject to change depending on seller's negotiated sales price. Broker must comply with all **terms and conditions** of the Auction to earn a referral fee. All referral fees shall be paid on the buyers high accepted bid, **(the buyer premium is not included).**

Broker/ Realtor shall not negotiate any portion of the auction process. Seller's and Broker agrees that neither the specified real property nor any portion thereof will be sold or offered for sale, from the date hereon through _____ days from Auction date unless otherwise agreed in writing and signed by the parties hereto. All pre-auction offers must be presented to Auction One Las Vegas prior to the auction date. Any pre-auction offers must comply with the terms and condition of the auction and will be used as the opening bid at the auction. All property listed in the MLS shall be placed in **Auction Status** in the **MLS** upon the signing of this agreement. If for any reason the property is not sold at auction the property shall be relisted in the MLS under the original seller's broker listing agreement.

All registered bidders at the auction shall remain the property of Auction One Las Vegas.

A referral commission in the amount of _____ % of the high bid shall be paid to the above referring Broker/Realtor at close of escrow.

Referring Broker Information:

Realtor/Broker _____ Cell () _____
Email _____ @ _____ Fax () _____ Office () _____
Broker _____ Brokerage Phone () _____
Brokerage Name _____ Address _____
City _____ State _____ Zip _____

Seller's Information:

Seller's Name _____

Auction Property Address _____

City _____ State _____ Zip _____

Seller's Home Phone () _____ Work Phone () _____ Cell Phone () _____

Seller's email address _____ @ _____

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

Realtor/Broker Signature

Seller's Signature

Date: _____ Time: _____

Date: _____ Time: _____

Date: _____ Time: _____

Date: _____ Time: _____

Accepted by Greg Harelson, Auctioneer



www.AuctionOneLasVegas.com

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