



H. Myers Jackson Real Estate Auctioneer/Broker
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BROKER PARTICIPATION FORM

For Property Address: **Magnolia Bay Plantation 596+/- Acres US 221, Monticello, Florida**

Auction Date: **July 9th, 2009 at 10:00 AM** Broker Registration Deadline: 48 Hours prior to last business day before auction
 _____ (Broker's Name) wishes to register

_____ (Buyer) for property being offered in the auction indicated above. The broker/agent shall be deemed to have earned a commission if all of the following conditions have been met: { _____ } Broker will act as a Buyers Broker only under separate agreement with purchaser.

1. Broker must be licensed in the State of which the auction property is located.
 2. Broker/agent registers 48 hours prior to last business day before the auction by 5:00 p.m. in order to submit a bid.
 3. Broker/agent shows the property to client prior to the auction and attends bidder seminars/open houses.
 4. Broker/agent attends the auction with client and remains with the client until contracting is complete.
 5. Broker/agent's client is the high bidder, places required deposit and signs real estate sales contract.
 6. Broker/agent is not acting as a principal in this transaction.
 7. Broker/agent shall not be entitled to any commission with account of any sale to an entity of which (or an affiliate if which) the broker is a principal, employee, affiliate or immediate family member. Or any prior customer, adjoining landowner or any purchaser that has knowledge of United Country Certified Real Estate Auctions present or past.
 8. Broker agrees that he/she shall hold harmless and indemnify attorney's fees, from any and all claims with regard to such commission. Broker must attach a copy of these terms, executed by the Broker below, with each registration.
 9. Broker/agent's client closes the transaction in full in terms under the contract.
 10. Broker/agent states Agency Relationship to buyer in writing upon registration.
 11. Broker/agent agrees that he/she will not claim any exceptions to the foregoing procedures.
- Provided the above listed conditions are met in full at closing the undersigned broker will collect a commission up to 20% of the net Commissions for purchases made by the undersigned buyer.

Client Name

Broker's Firm Name

Mailing Address

Real Estate License Number

City, State, Zip

Mailing Address

Phone

City, State, Zip

Email Address

Phone

Client Signature

Email Address

Date

Broker/Agent Signature

Agency Relationship to customer/client: _____

Date

Opening Bid: _____ (Required for Broker/agent to receive 20% of the net commissions for the Opening Bid. The Broker will be paid **20%** of the net commission of the opening bid price and **10%** on the balance of the high bid price. Bidding online will deemed acceptance of the required written opening bid.)

Prior customers of United Country Certified Real Estate will not qualify for Broker Cooperation Registration. Adjoining Landowners Principles, Immediate Family member or employee of Broker and/or Mail List Customers will not qualify for Broker Participation.