

# Little River Ranch Real Estate Auction Poncha Springs Colorado 81242

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## ***Broker Coop Information.***

Rocky Mountain Estate Brokers Realty LLC cordially invites all Colorado Real Estate Brokers to register their clients who are interested in bidding on the various home sites that will be offered for sale at Public Auction on July 11, 2009 at 1:10 PM at the property commonly known as Little River Ranch, Poncha Springs, CO 81242. The following guidelines will apply:

1. Broker must register their client or clients by 12:00 Noon MST on Friday, July 10, 2009 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. 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 property, the offer to purchase is accepted by seller and 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 \$100,000.00 and the client purchases the property for \$150,000.00 Broker would earn a commission of \$3,500.00. (3% of written opening bid of \$100,000.00 = \$3,000 plus

1% of the increased bid amount of \$50,000.00 = \$500.00. \$3,000.00 + \$500.00 = \$3,500.00). 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.

6. These properties will be offered at a live, open outcry Public Auction. Bids will be taken until, in the sole judgment of the auctioneer, there are no further advances. The Seller has 48 hours from the conclusion of the auction to accept or reject the highest bid. The Seller's intention is to sell these properties 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 866-888-4875.

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 or bids on the following real estate to be offered for sale at Public Auction July 11, 2009.

**Auction Lot #** \_\_\_\_\_

**LRR Lot #** \_\_\_\_\_

**Amount of opening bid:** \$ \_\_\_\_\_

**Plus 10% Buyer's Premium:** \$ \_\_\_\_\_

**Total irrevocable 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 per home site is required to bid. I/we have read, understand and agree to be bound by all the terms of the Auction. If I am the high bidder I agree to immediately sign the Contract to Buy and Sell Real Estate and that my deposit shall apply as stated in that contract.

**Agreed to this \_\_\_\_\_ day of July, 2009**

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Broker Name:** \_\_\_\_\_

**Broker Telephone:** \_\_\_\_\_

**Fax completed form to 970-454-0505 by 12:00 Noon July 11, 2009.**