

BROKER AND REAL ESTATE AGENT PARTICIPATION AGREEMENT

Property Address: _____ Auction End Date: _____
Street Address Month/Day/Year

City/State/Zip

By executing this Agreement, the signing Broker agrees to the following terms:

1. All Bidders, Sellers and any licensed Real Estate Agent or Broker participating in or with a ReMax Auction House auction is required to register online.
2. All parties, including Brokers, must provide valid contact information, including full name, address, phone number and email address.
3. Sellers may impose a condition on an auction condition that all successful Bidders provide proof of funds /Pre Approval for a total purchase price, plus expenses, prior to a finalization of the successful credit bid. This proof of funds may be in the form of a bank letter of credit or other third-party financial documentation deemed acceptable in the reasonable discretion of the ReMax Auction House.
4. By registering, all Bidders, Sellers, Real Estate Agents and Brokers agree and acknowledge to having read these Terms and Conditions.
5. Parties understand that as part of the registration process they have the ability to opt in or opt out of receiving communication from ReMax Auction House about options in which they have bid, or alternatively about upcoming future promotions and auctions.

Requirements To Earn Shared Commission Percentage:

Broker/Agent must show the Property to his or her Buyer using the documents and images available at the ReMax Auction House website; and

- Broker/Agent agrees and understands that the Property may not be available for in-person showings prior to or after an Auction; and
- Broker/Agent shall complete this agreement and submit to REM Auction House, LLC, d/b/a ReMax Auction House to be received no later than 24 hours prior to the online auction end date. If a legal entity is the Client, the principals must be disclosed; and
- Brokers/Agent acting as principal or on behalf of family members shall also complete this form; and
- Broker/Agent's successful Buyer shall execute the Real Estate Sale Contract receive via email through DOT LOOP immediately following the closing of bidding and wire the required earnest money deposit to the title company by 5:00 pm THE FOLLOWING BUSINESS DAY ;
- Broker/Agent's successful Bidder shall close on the sale of the Property under the terms of the Real Estate Sale Contract and understands that these terms are not subject to negotiation or revision after acceptance of a final successful bid; and
The successful Buyer also shall close the sale within thirty (45) calendar days of the successful bid; and
- Broker/Agent agrees that only the first registration of Buyer will be accepted and honored; and
Broker/Agent agrees that commission will be paid at the time of closing and disbursed by Escrow Agent; and
The successful Buyer also shall close the sale within thirty (45) calendar days of the successful bid; and

- Broker/Agent agrees that only the first registration of Buyer will be accepted and honored; and
- Broker/Agent agrees to hold harmless and indemnify REM Auction House, LLC, d/b/a ReMax Auction House including its reasonable attorney's fees, from any and all claims with regard to such commission; and Broker/Agent may submit Agency & Franchise Disclosures to be signed by the seller. No other forms will be accepted; and
- No commission will be paid if the successful Buyer, who subsequently enters into a purchase agreement, does not close in strict accordance with the written terms thereof. In all events, REM Auction House, LLC, d/b/a ReMax Auction House shall have the sole authority and right to revoke this offer of compensation and/or determine if and when a commission shall be paid.

No Broker/Agent will be recognized on a Buyer that has attended an open house/preview event without Broker/Agent or has previously contacted Seller or REM Auction House, LLC, d/b/a ReMax Auction House about this property. A complete registration file on all Buyers will be maintained. Should a commission reduction be required to complete the sale, Broker/Agent agrees that any commission reduction will be applied proportionately to their respective shared commission percentage. This form must include signatures of the Broker, Agent and Buyer. It will be the responsibility of the Broker/Agent to verify receipt of this document by REM Auction House, LLC, d/b/a ReMax Auction House by email to jennbarth@rmxauction.com or by phone to 816-694-7267.

NO EXCEPTIONS TO THIS PROCEDURE WILL BE ACCEPTED.

REM Auction House, LLC and ReMax Auction House may rely on the statements made by the Undersigned herein and the accuracy and truthfulness of the same, and shall be held harmless from doing so. The Undersigned agrees and acknowledges that the Undersigned has the affirmative duty to notify the REM Auction House, LLC and ReMax Auction House of any information that they have that would cause the Undersigned's ability to complete the sale transaction contemplated herein as soon as possible after learning that information. The Undersigned agrees that he/she/they shall be fully responsible for any damages, costs, expenses, fees and attorney's fees incurred by the REM Auction House, LLC and ReMax Auction House as a result of relying upon these representations, including actual, consequential and punitive damages and reasonable attorney's fees.

Broker Name: _____	Agent Name: _____
Broker Signature: _____	Agent Signature: _____
Company: _____	Agent Telephone: _____
Address: _____	Buyer(s) Name: _____
_____	Buyer Address: _____
Telephone: _____	
Email: _____	Buyer(s)
	Signature: _____
	Signature: _____

COMPLETE AND EMAIL TO JENNBARTH@RMXAUCTION.COM

