

# Broker Participation

## Client Registration & Buyer Broker Participation Terms:

A commission will be paid to the licensed real estate Agent/Broker who meets the terms below and whose registered buyer pays for and settles on the property for which he/she was registered.

## Realtor/Broker Commission Qualifications:

Client registration is due **NO less than 48 hours prior to the start of the auction**. The Realtor/Broker must register his/her client using our Broker Registration form. The form may be emailed to: [dougmarshallauctions@gmail.com](mailto:dougmarshallauctions@gmail.com). It is the Realtors/Brokers responsibility to ensure the Broker Registration form is received. Marshall Auctions, PO Box 3682, Salisbury, MD 21802 | Phone 410-896-5923

## Rules Regarding Buyer Registration:

1. The agent/broker register his/her prospective client for specific property or properties, prior to any inspection of the property by his/her client and **no less than 48 hours prior to the auction**. The Realtor/Broker must register his/her client using our Broker Registration form. It is the Realtors/Brokers responsibility to ensure the Broker Registration is received.
2. No broker will be recognized on a prospect who has previously contacted Marshall Auctions, or has been previously contacted by the Auction Company.
3. The agent/broker must attend the auction with the registered buyer & assist his/her client in bidding on each desired property.
4. The agent/broker must work with the buyer throughout the escrow/closing process.
5. Broker agrees that broker will not be entitled to a commission, if: (1) The broker or any member of broker's family or firm participates as a principal at the auction. (2) The settlement does not occur within the specified settlement timeframe. (3) The person that he/she is representing does not settle on the property.
6. There shall be no exceptions to this procedure and verbal agreements will not be accepted.
7. Commissions will be paid by seller only upon closing.

Referral fees are offered to properly licensed agents who refer property Owners to us which result in the sale and/or auction of their property.

Call for details.

***Contact Auction Company for complete details or questions.***

Please complete and return this form in its entirety no later than 48 hours prior to property auction. Incomplete forms & verbal agreements will not be accepted.

**Auction Date - Property Address**

\_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_ - \_\_\_\_\_  
\_\_\_\_\_ - \_\_\_\_\_

**Prospective Buyer Information:**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

BUYER'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

By signing you are agreeing that the agent/broker listed below has permission to register you as their client. You agree to abide by the aforementioned rules and terms. Any violation of these terms will disqualify the broker/agent.

AGENT/BROKERS NAME: \_\_\_\_\_

LICENSE NUMBER: \_\_\_\_\_

CO. NAME / PHONE NUMBER: \_\_\_\_\_

COMPANY LOCATION: \_\_\_\_\_

AGENT/BROKER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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