

(760) 574-7676 | (866) 525-Buy Homes



## BROKER PARTICIPATION AGREEMENT

### Absentee Bid Request

Auction Property Address \_\_\_\_\_ Auction Date \_\_\_\_\_

A commission sharing percentage of the high bid (not including buyer's premium) will be paid to any real estate Broker licensed in the state where the auction property is located and when the Broker meets the following requirements. The amount of the percentage is shown in Multiple Listing Service for each auction.

Requirements to earn applicable commission:

- Broker/Agent shall show the property in person to his or her Buyer.
- Broker/Agent shall complete this agreement and submit to PalmSpringsHomeAuctions.com to be received no later than 48 hours prior to the auction date. If a legal entity is the Client, the principals must be disclosed.
- Broker/Agent shall include an opening bid on this agreement. (Required for live auction only.)
- Brokers/Agent acting as principle or on behalf of family members shall complete this form. This form must include signatures of the Broker, Agent and Buyer. It will be the responsibility of the Broker/Agent to verify receipt by PalmSpringsHomeAuctions.com by calling our office at (760) 574-7676.
- For live auctions, Broker/Agent shall attend the auction and register with his/her Buyer at the auction and encourage bidding. The Broker/Agent must personally identify him/herself and the Buyer prior to the start of the auction at the registration desk.
- Broker/Agent's successful Buyer shall execute a purchase agreement and make proper down payment immediately following the close of bidding at the auction.
- Broker/Agent's successful Buyer shall close on the property in strict accordance with the written terms of the purchase agreement.
- Broker/Agent agrees that only the first registration of prospective Buyer will be accepted & honored.

- Broker/Agent agrees that commission will be paid at the time of closing and disbursed by Escrow Agent.
- Broker/Agent agrees to hold harmless and indemnify PalmSpringsHomeAuctions.com including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker/Agent may submit Agency & Franchise Disclosures to be signed by the seller. No other forms will be accepted.
- 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, PalmSpringsHomeAuctions.com 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 will be recognized on a prospect that has previously contacted PalmSpringsHomeAuctions.com or has been previously contacted by Seller or PalmSpringsHomeAuctions.com. A complete registration file on all prospects will be maintained. Should a commission reduction be required to complete the sale, any reductions will be applied proportionately to any party entitled to a commission.

NO EXCEPTIONS TO THIS PROCEDURE AND NO ORAL REGISTRATIONS WILL BE ACCEPTED.

Broker Name: \_\_\_\_\_ Agent Name: \_\_\_\_\_  
 Broker Signature: \_\_\_\_\_ Agent Signature: \_\_\_\_\_  
 Company: \_\_\_\_\_ Agent Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Buyer Name: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Buyer Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Buyer Signature: \_\_\_\_\_

\_\_\_\_\_ OPENING BID (Required for live auctions)

COMPLETE AND RETURN VIA FAX TO (760) 406-9898 OR EMAIL TO:

support@PalmSpringsHomeAuctions.com