

2480 Pruden Blvd.; Suite 2
Suffolk, VA 23434
757-539-9866
www.ABCole.com



Prior to Bid Submission
Return Completed Form to:
Fax: 888-867-0629
Email: imbid1@abcole.com

BUYER'S BROKER PARTICIPATION FORM

For
Online Auction: ending
Broker Registration Must be received by A.B. Cole & Associates, Inc.
prior to Buyer submitting bid (s)

.....
_____ (Agent Name) licensed with _____ (Brokerage Firm Name) wishes to register _____ (Buyer) for the Properties being offered in the online auction indicated above. The Brokerage Firm shall be deemed to have earned a commission if all of the following conditions have been met:

1. Broker must be licensed in the State in which the property is located.
2. Broker/Agent registers buyers and submits Broker Participation Form prior to submitting a bid.
3. Broker/Agent shows the property to client and reviews the "Terms and Conditions of the Sale" with each client they are representing prior to submitting a bid.
4. Broker/Agent's client is the high bidder and contracts the property.
5. Broker/Agent is not acting as a principal in this transaction. **Neither Sellers nor Auctioneer will pay commissions on any property to any broker participation in the purchase of a property. Brokers may not represent themselves or any immediate family members (i.e. Spouse, siblings, parents, etc.). In addition, brokers may not be a party to any entity such as a corporation, business or trust purchasing a property.**
6. Broker/Agent will assist in any reasonable request toward execution of the Contract for Sale of Real Property by brokers client listed above.
7. The Broker's client closes the transaction in full in terms under the Contract for Sale of Real Property.

Provided the above listed conditions are met in full at closing, the undersigned Brokerage Firm will collect a commission equal to **2% of the final bid price (before the inclusion of the buyer's premium)** 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

I certify to A.B. Cole & Associates, Inc. and the Seller that the brokerage firm listed above is the only broker representing me as buyer on the above referenced auction.

Phone

I certify I am acting as Broker/Agent only and NOT as principal or related party as identified in Item #5 above.

Client Signature & Date

Broker/Agent Signature Date.

