AUCTION BROKER REGISTRATION AGREEMENT

******PLEASE PRINT OR TYPE******

I, _____ ("Registered Broker/Agent") a Broker/Agent with _____

(Firm Name) hereby registers my Client, (hereinafter the "Buyer)_____ with

Tranzon Asset Advisors for the Auction of the property located at: **National Road (U.S. 40), Clayton, Ohio 45315**

BUYER AGENT/BROKER HEREBY AGREES TO THE FOLLOWING:

1. If my Buyer is the Successful Bidder at the Auction, I will receive a flat referral of Two Percent (2%) of the high bid price. It is understood and agreed that Buyer must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Terms of the Purchase Agreement. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (i) my delivery of this Broker Registration Agreement to Tranzon Asset Advisors (ii) Broker/Agent is physically in attendance with their buyer at the auction sale (iii) execution by Buyer and ratification by Seller of the Purchase Agreement, and (iiii) actual and final closing of title as evidenced by execution, delivery, and recording (where Applicable) of all closing instruments, and payment in full of the purchase price specified in the Purchase Agreement. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of the Seller and/or Auctioneer, Auctioneer and Seller are relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Buyer defaults under the Purchase Agreement, which results in forfeiture of the Deposit (as defined in the Purchase Agreement), or any portion thereof, or Buyer pays or becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages. In the event a commission reduction is required to consummate a sale, Tranzon reserves the right to proportionately reduce the commission herein.
2. I hereby represent and warrant that I am, (1) a duly licensed real estate Broker /Agent (2) serving only as a Broker in this transaction, not as a principal; and (3) my Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family.
3. I understand that a prospective purchaser may only be represented by one Broker/Agent. Tranzon Asset Advisors shall recognize only the first registration received to our office.
4. It is understood and agreed that this registration agreement is valid only for the day of the Auction and expires upon conclusion of the Auction, unless my client is the Successful Bidder at the auction. Any strikes or changes to any provisions or clauses by Broker/Agent/Buyer will make this entire agreement null and void.
5.The Broker/Agent acknowledges that they will provide all buyer due diligence and information verification in this matter.

BUYER HEREBY AGREES TO THE FOLLOWING:

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representative in this matter.

THIS AGREEMENT MUST BE COMPLETED, IN FULL, BY ALL PARTIES AND FORWARDED BY FAX TO 270-737-7695 OR EMAIL (tgreenwell@tranzon.com and/or bdurnil@tranzon.com) NO LATER THAN CLOSE OF BUSINESS ONE (1) DAY PRIOR TO AUCTION; NO EXCEPTIONS OR LATE REGISTRATIONS WILL BE ACCEPTED OR HONORED.

BUYER:

_____
Print Name

_____
Signature of Client (**required for acceptance**)

_____
Address City State

_____

_____
Email

(____)_____
Telephone

REGISTERED BROKER/AGENT:

_____Lic #:_____
Print Name

_____
Signature

_____
Name of Real Estate Company

_____
Address City State

_____
Email

(_____)_____ (_____)_____
Telephone Fax

This registration is accepted and confirmed by Tranzon Asset Advisors:_____ _____
Tranzon Asset Advisors Date

PLEASE PRINT OR TYPE