## 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 of Ohio, Inc. for the auction of the property located at: 1940 N. Memorial Dr., Lancaster, OH 43130

## **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 contract. 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 Auction Broker Registration Agreement to Tranzon Asset Advisors of Ohio, Inc., (ii) Broker/Agent is physically in attendance with the Buyer at the auction sale, if applicable, (iii) execution by Buyer and ratification by seller of the purchase contract, 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 contract. 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 contract, which results in forfeiture of the Deposit (as defined in the purchase contract), 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 Asset Advisors of Ohio, Inc. 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/Agent 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 of Ohio, Inc. shall recognize only the first registration received by 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 representation in this matter.

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

Print Name Signature of Client (required for acceptance) Address City State Name of Real Estate Company Address City Email  () Telephone This registration is accepted and confirmed by Tranzon Asset Advisors:	BUYER:			REGISTERED BROKER/AGENT:			
Signature of Client (required for acceptance)  Address  City  State  Name of Real Estate Company  Address  City  Email  ()  Telephone  Telephone  Signature  Name of Real Estate Company  Address  City  Telephone  Telephone  Telephone  Telephone						Lic #:	
Address City State Name of Real Estate Company  Address City  Email  () Telephone Telephone Fax				Print Name			
Address   City				Signature			
Email         ()	Address	City	State	Name of Real Estate Company			
()			<del></del>	Address	City	State	
	Email		<del></del>	Email		<del></del>	
This registration is accepted and confirmed by Tranzon Asset Advisors:	() Telephone			()_ Telephone	() Fax		
This registration is accepted and confirmed by Tranzon Asset Advisors:							
Tranzon Asset Advisors	This registration is a	ccepted and confirmed	d by Tranzon Asset		Advisoro	 Date	

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