

# BROKER REGISTRATION AGREEMENT

321 N. Sierra Nevada St., Stockton, CA | Auction June 3

Broker participation is welcomed. A cooperating broker commission of 2% of the high bid price will be paid to the licensed California real estate broker whose client becomes the court-approved buyer and pays and closes on the Property, which will be paid by Auctioneer from its commission, subject to bankruptcy court approval. To qualify for a commission, the real estate broker must: (a) be a licensed California real estate broker who will abide by the National Association of Realtors Code of Ethics, (b) first register the client by completing the Broker Registration Agreement (available from the Tranzon Asset Strategies office) and returning it by email to [tcook@tranzon.com](mailto:tcook@tranzon.com) or fax no later June 2, 2021 at 4:00 PM PT; and the registration form must be (1) signed by the client; (2) received before any inspection of the Property by the client. Each agent must submit a copy of the form when their client registers for the auction. A complete registration file on all clients will be maintained. No broker will be recognized on a client who has previously contacted or been contacted by the Sellers or their representatives. Only one broker will be paid on the transaction; if the Purchaser has signed the registration form with more than one broker, all parties will be disqualified from earning the commission. If Purchaser defaults under the Purchase Agreement and the deposit is forfeited by Purchaser (as defined in the Purchase Agreement), or any portion thereof, or Purchaser pays or becomes liable for damages to Seller, broker 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, registered broker's commission may be reduced proportionately. No commission will be due or earned Auctioneer or cooperating broker in connection with the sale of the Property if the sale is not confirmed by the Seller and the bankruptcy court, or if the Seller cancels the sale of the Property. Further, cooperating broker commission will only be earned and paid following bankruptcy court approval, non-cancelation of the sale of the Property by the Seller, and upon closing and receipt of the purchase price and commissions by Auctioneer.

***NO EXCEPTIONS TO THE ABOVE REGISTRATION PROCEDURE WILL BE MADE.***

BROKER LAST NAME \_\_\_\_\_ FIRST \_\_\_\_\_

COMPANY'S NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

E-MAIL \_\_\_\_\_

BROKER'S LICENSE NUMBER \_\_\_\_\_

I have read and agree to the above terms and conditions regarding the Broker Registration and would like to be a Registered Broker. I understand that this application and my registration pertain only to the sale of the property listed above.

BROKER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROSPECT NAME \_\_\_\_\_ DATE \_\_\_\_\_

PROSPECT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**This form must be received by Tranzon Asset Strategies by June 2, 2021 at 4:00 PM PT.**



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