AUCTION BROKER REGISTRATION AGREEMENT

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

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

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

Tranzon Asset Advisors for the auction of **134 Roger Thomas Road, Cadiz, KY 42211 (TAA2115)**

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 fee of one percent (1%) 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 set forth in 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: (1) my delivery of this Auction Broker Registration Agreement to Tranzon Asset Advisors, (2) Broker/Agent is physically in attendance with the Buyer at the auction sale, if applicable, (3) execution by Buyer and ratification by seller of all closing instruments, and (4) 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. 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 Broker/Agent. If Buyer defaults, which results in forfeiture of the deposit or any portion thereof, or Buyer pays or becomes liable for damages to seller, Broker/Agent 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 reserves the right to proportionately reduce the referral fee herein.
2. I hereby represent and warrant that I am, (1) a duly licensed real estate broker/agent (2) serving only as 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 or employee/independent contractor of my brokerage.
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 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, IN FULL, BY ALL PARTIES AND FORWARDED BY FAX TO 270-737-7695 OR EMAIL (tgreenwell@tranzon.com and jconlee@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

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