

BETH ROSE, AUCTIONEER

LOSS REALTY GROUP

Office 1-877-696-7653 Fax 419-537-4830
3430 Briarfield Boulevard, Maumee, OH 43537

BROKER / REALTOR PARTICIPATION AGREEMENT

Realtor _____
Realtor Phone Number _____ Realtor Fax Number _____
Realtor Company Name _____
Company Address Company _____ Phone Company Fax _____

Client's Name to Register _____
Client's Address _____

The above Broker / Realtor hereby wish to register the above client as a potential Purchaser of the following Auction being conducted by Beth Rose, Auctioneer / Loss Realty Group. The property is located at:
Property Address _____

Beth Rose, Auctioneer / Loss Realty Group hereby agrees to pay the registering Broker / Realtor on the following terms & conditions: A Commission of up to thirty percent (30%) of the net Real Estate Commission due at closing, if the above referred to client is the successful Bidder and who closes on the Terms of the Purchase Contract. Broker / Realtor understands that to qualify for this commission, this registration form must be received by Beth Rose, Auctioneer prior to the day of the Auction and that the Broker / Realtor must attend the auction with the Client. Client must also fully complete and execute a Bidder Registration Card the day of the Auction and complete in its entirety and Opening Bid Form at least 30 minutes prior to the commencement of the Auction. There can be NO EXCEPTIONS to these terms and conditions, and NO ORAL REGISTRATIONS will be accepted.

It is also understood and agreed that the Broker / Realtor must furnish the appropriate AGENCY DISCLOSURE FORM, prior to the commencement of the Auction. Broker / Realtor shall hold harmless and indemnify Beth Rose, Auctioneer / Loss Realty Group as agents for the Seller, and Seller from any and all claims, costs or expenses, including reasonable attorney fees, which may arise out of any auctions or inaction or representations made by Broker / Realtor in connection with the sale of this property.

CONDUCT OF THE AUCTION: Each property is being sold on as AS-IS WHERE-IS basis. Your Client's complete inspection and the inspection of the property by your Client's Experts prior to the commencement of the Auction are encouraged. Conduct of the Auction and increments of the bidding are at the discretion and direction of the Auctioneer. Seller and Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including but not limited to interference with Auction activities, creating a nuisance, canvassing or soliciting.

Announcements made from the podium at the time of the Auction take precedence over all printed materials.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the Beth Rose, Auctioneer / Loss Realty Group Offer to Purchase Contract. There will be a Buyer Premium equal to Ten Percent (10%) of the last and highest Bid added to the last and highest bid to establish the actual Sale Price on the Offer to Purchase Contract. An Earnest Deposit as required in the Terms & Conditions and on the Offer to Purchase Contract shall be paid by Client, and deposited into the Loss Realty Group Trust Account.

We are specifically disclosing to the Purchaser that paying this Buyer Premium does not create an Agency relationship with the Buyer(s) and Buyer acknowledges that the Beth Rose, Auctioneer and agent of Loss Realty Group is an Agent for the Seller.

Beth Rose, Auctioneer / Loss Realty Group, solely, if needed, shall have full and complete control of negotiations with Seller in regards to commissions earned and to be received and Commission Fee Scale will be based on that figure.

COMMISSION FEE SCALE:

1. With any written Opening Bid less that 50% of the pre-registered Client(s) winning bid, Broker / Realtor will receive 10% of the commissions due Beth Rose, Auctioneer / Loss Realty Group from Seller.
2. With any written opening Bid of at least 50% but less that 70% of the pre-registered Client(s) winning bid, Broker / Realtor will receive 20% of commissions due Beth Rose, Auctioneer / Loss Realty Group from Seller.
3. With any written opening Bid of 70% or more of the pre-registered Client(s) winning Bid, Broker / Realtor will receive 30% Commissions due Beth Rose, Auctioneer / Loss Realty Group from Seller.

If the Client has been in contact with a representative of the Beth Rose, Auctioneer / Loss Realty Group in regards to this Auction or is on our Client Mailing, or received a Flyer from Beth Rose, Auctioneer / Loss Realty Group the Broker / Realtor will not qualify for a participation fee.

The signatures below indicate acceptance of the above terms and conditions.

Realtor Signature _____ Date _____

Accepted by Beth Rose, Auctioneer / Loss Realty Group

By: _____ Date _____