

**Broker Registration Form**  
**Carol Madden Auctions**  
**Licensed Real Estate Broker & Auctioneer**

**Longwood, Fl. 32779**  
**877-623-1988**

Brokerage Company Name \_\_\_\_\_

Brokerage License Number \_\_\_\_\_

Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Real Estate Agent's Name \_\_\_\_\_

Real Estate Agent's License Number \_\_\_\_\_ State \_\_\_\_\_ Tax Id or SSN \_\_\_\_\_

**Location of Auction** \_\_\_\_\_

**Date of Auction** \_\_\_\_\_

**Name of Bidder**

\_\_\_\_\_  
Trustee, Company, Joint Venture Name(s) *print*                      individual signing on behalf of buying entity

Property(ies) Registered: \_\_\_\_\_

To qualify for a commission a properly registered real estate broker's prospect must be the high bidder, and purchase and close on the auction property(ies) registered above. Also, the broker must be an active, duly licensed real estate broker, not prohibited by law, or Seller's policies and regulations, from participating.

No commission on the property will be paid to any broker participating in the purchase of the property, and an affidavit may be required that the broker is serving only as a broker and not as a principal. In the case of multiple registrations of the same prospect by different brokers, the first registration received at the auctioneer's office(s) will be recognized. The real estate agent must attend the auction with the prospective bidder and SIGN the "Bid and Deposit Buyer Receipt". If a cooperating broker has not met all of the requirements, no commission will be paid, even if its prospect purchases the property.

Broker and Buyer(s) acknowledge and agree that Seller and Auctioneer have not made and hereby specifically disclaims any warranty, guaranty, or representation, oral or written, past, present or future, of, as to, or concerning the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil & geology & suitability of the property for any and all activities or uses the Buyer may elect to conduct thereon. Broker and Buyer(s) each hereby agrees to indemnify and hold harmless the Auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the parties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and the due diligence package (if any), and agree to defend and hold Carol Madden, Inc. d/b/a Carol Madden Auctions and Seller harmless if there is a claim by any other broker with this prospective bidder.

This registration notice must be received BY MAIL, OR BY FAX, at the auctioneer's office not later than 5:00p.m. 24 hrs prior to the specific auction sale. There are no provisions for deadline extensions.

Broker	Prospective Bidder
By: _____	By: _____
Date: _____	Date: _____

**Received and Acknowledged by Carol Madden Auctions**

By: \_\_\_\_\_ Date/Time \_\_\_\_\_