

ONLINE ONLY AUCTION BROKER PARTICIPATION AGREEMENT

This Agreement MUST be completed and received by FLORIDA AUCTIONEERS & REALTY, LLC (hereinafter as "Auctioneer") at least twenty-four (24) hours prior to the scheduled auction, by mail, fax or hand delivery to the Auctioneers office. There are no provisions for deadline extensions. Broker Participation Agreements arriving after the 24-hour deadline will not be honored. This form may be faxed to **(941) 426-0571**, but it must be received and confirmed by Auctioneer by the above deadline. It will be the responsibility of the Broker/Agent to verify receipt by Florida Auctioneers & Realty, LLC of the registration. Client/Buyer acknowledges that they have chosen the below licensed Real Estate Broker/Agent to register and represent them in the below named Online Only Auction.

Broker/Agent: _____ License No. _____

Broker/Agent Phone: _____ Fax: _____ E-Mail: _____

Brokerage Company Name: _____

Brokerage Company Address: _____ City: _____ State _____ Zip: _____

Client's Name: _____

Client's Address/City/State/Zip: _____

Client's Home Phone: _____ Cell Phone: _____ Business Phone: _____

Client's E-Mail Address: _____

The above named Broker/Agent wishes to register the above Client as a potential Buyer at the following auction being conducted by Florida Auctioneers & Realty, LLC on property located at: _____

Date(s) of Auction: **September 15th thru 25th, 2008**

BROKER PARTICIPATION GUIDELINES

The above named brokerage firm will be deemed to have earned a commission if all of the following conditions have been met:

1. Broker must be licensed in the State in which the property is located.
2. Broker/Agent registers Client/Buyer and submits Broker Participation Form within 24 hours prior to the beginning of Auction.
3. Broker/Agent shows the property to client and reviews the Terms & Conditions with each client they are representing prior to submitting a bid.
4. Broker/Agent's client is the high bidder and closes on the property in full on terms under the Real Estate Sales Contract.
5. Broker/Agent is not acting as a principal in this transaction. Neither Sellers nor Auctioneer will pay commissions on any property to any broker participating in the purchase of a property. Brokers may not represent themselves or any immediate family members (i.e. Spouse, siblings, parents, etc.). In addition, brokers may not be a party to any entity such as a corporation, business or trust purchasing a property.
6. Broker's client must complete his/her own due diligence, such as inspections and title searches prior to the auction.
7. Broker/Agent will assist in any reasonable request toward execution of the Real Estate Sales Contract by broker's client.
8. Broker/Agent and client each hereby agrees to indemnify and hold harmless Auctioneer from and against any and all claims with respect to this Auction.

Provided the above listed conditions are met in full at closing, the undersigned Brokerage Firm will collect a commission fee equal to **3%** of the final bid price (before the inclusion of the Buyer's Premium) for purchases made by the undersigned client/buyer. No oral registrations will be accepted. The record of sale kept by the Auctioneer shall be taken by the Broker and Client as absolute and final in all disputes. It is acknowledged by all parties hereto that Auctioneer is representing the Seller(s) in this Auction. No forfeited escrow deposit(s) will be paid to Broker/Agent if the Buyer or Seller, who subsequently enters into a purchase agreement, does not close in strict accordance with the written terms thereof.

By signing below, we certify that we have both read the above guidelines of this registration, and indicate acceptance thereof, and have personally inspected the Property. This Agreement consists of 2 pages, and Broker/Agent acknowledges receiving them. **THE ABOVE DESCRIBED COMMISSION FEE WILL ONLY BE PAID TO BROKER IF THE PROPERTY CLOSSES.**

I certify to Florida Auctioneers & Realty, LLC and the Seller that the brokerage firm listed above is the only broker representing me as Buyer in the above referenced Online Only Auction.

Client's Signature: _____ Date: _____
Time: _____ AM/PM

Print Bidder's Name: _____

I certify that I am acting as Broker/Agent only and NOT as a principal or related party as identified in Item 5 above.

Broker/Agent's Signature: _____ Date: _____
Time: _____ AM/PM

Print Broker/Agent's Name: _____

OFFICE USE ONLY
Auctioneer acknowledges receipt of above
referral.

Received by: _____ Date: _____

**Broker/Agent must receive fax acknowledgement from Auctioneer indicating Auctioneer's actual receipt.
It is Broker/Agent's responsibility to ensure proper transmission and receipt of this form.**