

**Buyer Broker Incentive Guidelines
Broker Registration Form**

**3990 Woodlake Drive
Bonita Bay/ Bonita Springs, FL
September 6th 6 PM**

Broker/Agent: _____

Company Name: _____

Company Address: _____

City : _____ State: _____ Zip Code _____

License Number: _____ Broker Number : _____

Office Phone _____ Fax _____

Cell Phone _____ Email : _____

Client/Bidder Information

Client Name: _____

Address: _____

City : _____ State: _____ Zip Code: _____

Home Phone : _____ Cell Phone /Other : _____

___ Please email me current auction information

___ Call me regarding opportunities to sell property

Opening Bid Amounts

Please refer to Broker Incentive information for information

3990 Woodlake Drive \$ _____

3990 Woodlake Drive

Bonita Springs

Lee County , Florida

Buyer's Broker Initials _____

Broker Incentive Guidelines

1. A commission/referral will be paid based on the percentages below to any properly licensed real estate broker who submits his or her Broker Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property(s). The client must close on the property and pay the total contract price for the property(s).
 - A. Three percent (3.00 %) commission /referral will be paid on the written Opening Bid Amount.
 - B. One Percent (1.00 %) commission /referral will be paid on the balance remaining between the written Opening Bid Amount shown on the Broker Registration Form and the Total Contract Price.
2. If no opening bid is written on the Broker Registration Form, then one percent (1.00%) of the total contract price of the property(s) purchased by that broker's client will be paid to that broker as a commission/referral.
3. The broker commission/referral will not exceed three percent (3.00%) of the Total Contract Price of the property(s) purchased by that broker's client.
4. In order to be entitled to any commission/referral, the broker must:
 - A. Register his or her client by filling out the Buyer Broker Registration Form in full, including the signature of the client on the form.
 - B. Submit the Buyer's Broker Registration Form to :
MAIL:
Exclusively Auctions LLC – dba: ExclusivelySouthFlorida.com
5628 Strand Blvd B-5
Suite 111
Naples FL 34110
Or FAX:
239 593 5350
The form must be received by Tuesday Sept 4th by 5 PM (ET)
Exclusively Auctions LLC is not responsible for mail delays or errors in transmission. Forms will be acknowledged and if accepted, **must be brought to the property on the day of the sale.**
 - C. Attend and Register with the client at the auction.
 - D. Abide by the guidelines in this document.
5. The broker, by placing his or her signature below, certifies , agrees, and acknowledges that:
 - A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by the seller.
 - B. No oral registration will qualify broker for Commission/referral.
 - C. The broker's commission/referral will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
 - D. Only the first registration of a prospective buyer client will be accepted and honored.
 - E. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
 - F. The broker will hold harmless and indemnify Exclusively Auctions LLC from any and all claims with regard to such commission/referral.
 - G. The broker will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property being auctioned.
 - H. The broker will not receive a commission/referral with the signature of the client on the Buyers Broker Registration/Opening Bid Form.
 - I The broker will be representing the buyer/bidder listed as his or her agent.
 - J. This form is three pages and all three pages have been initialed/signed.

Buyer's Broker Initials _____

- 6. Opening Bids may be used to open the bidding at the auction. Opening bids will be taken in the order received. If the same written Opening Bid Amount should be submitted by more than one bidder, the form first received by Exclusively Auctions, LLC with take precedence.
- 7. All opening bids must be submitted total U.S. dollar amounts and are subject to the 10% Buyer's Premium as are the live bids at the sale.
- 8. The broker's client (buyer/bidder) , by placing his or her signature below , certifies, agrees and acknowledges that :
 - A. He or she has inspected the premises of the subject property(s)
 - B. Exclusively Auctions LLC , represents the seller in this transaction
 - C. Commission referral shall be paid only to broker representing client (buyer/bidder) as acknowledged in this form.
 - D. He or she shall hold harmless and indemnify Exclusively Auctions LLC and Seller from any and all representations made by the buyer's broker.
 - E. For further information call 888 243 2435 (BID BID 5) or 305 439 6584

BUYER/ BIDDER SIGNATURE: _____ DATE: _____

BROKER /AGENT SIGNATURE: _____ DATE: _____

For Office Use Only:

RECEIVED & ACKNOWLEDGED BY: _____ Date: _____ Time _____

Buyer's broker initials _____