

Attention: Realtors®

We are excited to announce another upcoming Kramer Auctions Real Estate Property Auction Event to be held May 23, 2012. To better serve our clients and yours it is our desire to invite Realtors® to participate in these auction events; therefore we have developed a broker participation process. Please review the attached “Broker Participation Form” and contact us with any questions. We are also willing to work on a referral basis with your company to assist you with your clients needs.

Throughout history the auction process has been a proven method of price establishment for all types of real and personal property. Today auctions are an increasingly popular method of marketing real estate. To learn more about the auction method or to discuss referrals feel free to contact us anytime.

Download and view the Broker Participation Form [HERE](#).

Regards,



Ed Truelove
Broker
Kramer Auctions – Real Estate Division Inc.



BUYER BROKER PARTICIPATION AGREEMENT & REGISTRATION FORM

Property Location: **1611-107th ST North Battleford, SK MLS 429875**

Auction Date: **May 23, 2012**

To receive the Selling Commission on the successful bid for this property, a Broker/Registrant MUST:

- register his or her Buyer/Bidder by filling out this form, in full, & fax, mail or bring it to **Kramer Auctions – Real Estate Division Inc** to be received **as soon as possible** in our office for verification, but **no later than 5:00 p.m. Mon, May 21, 2012.**

- * Broker/Registrant must show the property in person to his or her Buyer/Bidder.
- * Broker/Registrant must provide his or her Buyer/Bidder with comparable market information.
- * Broker/Registrant must familiarize his or her Buyer/Bidder with property details plus all Auction terms & conditions.
- * Broker/Registrant must attend and register with his or her Buyer/Bidder at the auction and encourage bidding.
- * Broker/Registrant agrees that no oral registration will qualify Broker for commission.
- * Broker/Registrant agrees that Broker will not be entitled to a commission, if Broker or any member of Broker's family or firm participates, as a principal at the Auction. Broker shall give an affidavit to this effect, if requested.
- * Broker's/Registrant's Buyer/Bidder must be the high bidder on the property and the bid must be accepted by the Seller.
- * Broker's/Registrant's Buyer/Bidder must sign the real estate contract immediately following the auction of the property.
- * Broker's /Registrant 's Buyer/Bidder must make payment of the deposit money as per terms & conditions at contract signing.
- * Broker's /Registrant's Buyer/Bidder must close on the property within 30 days from the auction date **unless otherwise arranged.**
- * Broker/Registrant agrees that Broker's commission will be due upon final closing of the purchase by his or her Buyer/Bidder with all consideration paid in full.
- * Broker/Registrant agrees that only the first registration of a prospective Buyer/Bidder will be accepted and honored.
- * Broker/Registrant is allowed only one Buyer/Bidder per auction event.
- * Broker/Registrant agrees that commission will ONLY be paid and disbursed at time of closing.
- * Broker/Registrant agrees to hold harmless and indemnify **Kramer Auctions – Real Estate Division Inc** including its reasonable attorney's fees, from any and all claims with regard to such commission.
- * Broker/Registrant must bring all forms that their office requires, to the auction, to be reviewed and/or signed at the signing of the real estate contract.
- * Broker/Registrant must have Bidder sign this form acknowledging representation.

No Broker will be recognized on a prospect who has previously contacted Seller or **Kramer Auctions – Real Estate Division Inc** or has been previously contacted by Seller or **Kramer Auctions – Real Estate Division Inc**. A complete registration file on all prospects will be maintained. There can be NO EXCEPTIONS to this procedure and no oral registrations will be accepted.

Broker's Name

Registrant's Name

Company Name

Registrant's Phone #

Company Address

Buyer / Bidder's Name(s)

Company City / Prov / Postal Code

Buyer / Bidder's Address

Broker / Registrant Signature

Buyer / Bidder's Signature