

BROKER PARTICIPATION AGREEMENT

Please print and Return to:
Littlejohn Auctions, Inc.
117 E. 9th. Street
Auburn, IN 46706
Fax: (260) 572-2321
Email: jim@littlejohnauctions.com

Real Estate Auction Identification:

Property Name: _____

Property Address: _____

Auction Date: _____

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To Earn the 2% Commission, Buyer/Broker MUST:  
The Broker must register his/her Buyer/Bidder by completing this form, in full, and must fax or mail, *and be received by* Littlejohn Auctions, Inc. no later than 48 hours prior to the auction date.

- Broker must show the property in person to his/her Buyer/Bidder at scheduled Open House.
- Broker must attend and register with his or her Buyer/Bidder at the auction *and encourage bidding*.
- Broker agrees that no oral registration will qualify Broker for commission.
- Broker 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 Buyer/Bidder must be the high bidder on the property and the Seller must accept the bid.
- Broker's Buyer/Bidder must sign the real estate contract immediately following the auction of the property.
- Broker's Buyer/Bidder must make payment of the proper *non-refundable* earnest money deposit at contract signing.
- Broker's Buyer/Bidder must close on the property within the time as stated in Buy/Sell agreement.
- Broker agrees that Broker's commission will be due upon final closing of the purchase by his Buyer/Bidder with all consideration paid in full.
- Broker agrees that only the *first* registration of prospective Buyer/Bidder will be accepted and honored.
- Broker agrees that commission will ONLY be paid at time of closing and disbursed by Escrow Agent.
- Broker agrees to hold harmless and indemnify Littlejohn Auctions, Inc. including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker is allowed only one Buyer/Bidder per auction event.
- Broker must bring *all forms that their office requires*, to the auction, to be signed at the signing of the real estate contract.
- Broker must have Bidder sign this form acknowledging representation. **No Broker will be recognized on a prospect that has previously contacted Seller or Littlejohn Auctions, Inc. or has been previously contacted by Seller or Littlejohn Auctions, 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

\_\_\_\_\_  
Licensee's Name (Agent)

\_\_\_\_\_  
Company Name & Address

\_\_\_\_\_  
Licensee's Telephone Number

**X**  
\_\_\_\_\_  
Broker/Agent Signature

\_\_\_\_\_  
Bidder/Buyer's Name & Address (Printed)

**X**  
\_\_\_\_\_  
Bidder/Buyer's Signature

