

Real Estate Co-Brokerage Request

Badger State Auction & Real Estate
4128 Hwy. KK
Milton, WI 53563
608-868-2199

This form MUST be completed and received by Badger State Auction & Real Estate LLC at least 48 hours prior to Auction. Forms may be faxed to 608-868-9399, but must still be received prior to deadline. Reception of faxes is not guaranteed.

Realtor Name: _____

Realtor Phone Number: _____ Realtor Fax: _____

Realtor's Address: _____

Client/Customer Name: _____

Client/Customer Address: _____

The above Broker/Realtor hereby wishes to register the above client/customer as a potential Purchaser of the following Auction being conducted by Badger State Auction & Real Estate LLC on the property located at _____

Badger State Auction & Real Estate LLC hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions; a Commission of _____ percent of the sale price due at closing, if the above referred client/customer is the successful bidder and who closes on the *terms of the purchase contract*. Broker/Realtor understands that to qualify for this commission, *this registration form must be received* by Badger State Auction & Real Estate LLC, Auctioneer at least 48 hours prior to the Auction and that the Broker/Realtor *must* attend the Auction with the Client/Customer. The Client/Customer must also fully complete and execute a Bidder Registration Card on the day of the Auction. There can be No Exceptions to these terms and conditions, and No Oral Registrations will be accepted.

Conduct of the Auction: Each property is being sold AS-IS, WHERE-IS-BASIS. Your client/customer completes inspection and the inspection of the property by your Client's/Customer's Expert prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of the bidding are at the discretion of the Auctioneer.

Announcements made from the podium at the time of the Sale take precedence over all printed materials.

BUYERS PREMIUM: If the client/customer is the successful Bidder, they must sign the "Offer to Purchase" Contract. There will be a Buyer Premium equal to _____ Percent of the last and highest Bid added to the last and highest bid to establish the actual Sales Price on the Offer to Purchase Contract. An Earnest Money Deposit is required in the Terms and Conditions and on the Offer to Purchase Contract shall be paid by the Client/Customer, and deposited into the Trust Account. We are specifically disclosing to the Purchaser that paying this Buyers Premium does not create an Agency Relationship with the Buyer/s and the Buyer acknowledges that Badger State Auction & Real Estate LLC is an Agent of the Seller.

Badger State Auction & Real Estate LLC solely, if needed, shall have full and complete control of Negotiations with the Seller in regards to commissions earned.

If the client/customer has been in contact with Badger State Auction & Real Estate LLC, regarding to this Auction or is on our Client/Customer Mailing, or received a flyer from Badger State Auction & Real Estate LLC; the Broker/Realtor will not qualify for participation fee.

The signature below indicates acceptance of the above terms and conditions.

Realtor's Signature: _____ Date: _____

Bidder's Signature: _____ Date: _____

Auctioneer's Signature: _____ Date: _____