

AFFIDAVIT OF REGISTRATION FOR BIDDER AND BROKER

(Affidavit must be received by Auction Company at least 48 hours prior to Auction)

The undersigned hereby certifies and agrees to the following:

1. A 3% (three percent) commission will be paid to Broker upon closing and receipt of moneys by LASTBIDrealestate, provided undersigned Broker's Client is the successful bidder on property described as:
_____ to be offered at Auction on _____ (date).
2. Both Broker and their Client have read, understand, and agree to the terms of the auction.
3. Commission paid to Brokers representing principal bidders only. No commission will be paid to any broker participating in the purchase of the property as a principal in the transaction.
4. Broker and Client, by placing their signatures below, certify they have inspected the premises of subject property to their satisfaction and understand that they are purchasing the property as-is, where-is, with no buyer contingencies.
5. Broker and Client have made their own independent investigation of any documents and records which they believe have relevance to the property being sold.
6. Broker and Client have read the Buy/Sell agreement and understand that it is a legally binding contract.
7. Client currently has sufficient funds available for the deposit and further sum requirements called for by the Buy/Sell agreement.
8. Broker and Client hereby attest that Broker is serving only as agent for Buyer and not as a principal involved in the purchase of property.
9. Buyer hereby acknowledges that Auction Company represents Seller in this transaction.
10. Broker agrees to bid for or with their Client, and that any bids made are irrevocable and may be accepted and recognized at the Auction Company's discretion. Only the broker/agent named below may bid for the buyer they are representing.
11. Broker and Buyer understand that if they are the successful bidder, the Buyer must sign the Buy/Sell agreement and make their non-refundable deposit on the property within 48 hours of the conclusion of the auction.
12. Broker will attend a scheduled preview, if any, along with Broker's client who will register to bid on the day of the auction. It is Broker's understanding that a fee will be paid at closing to the real estate agency listed below should Broker's client be the successful bidder, pays for and closes on the property and the Broker has registered them at least 48 hours prior to the day of the auction. No oral registrations will be accepted.
13. Broker is representing the Bidder as a Buyers Agent, and does not represent the Seller. Further, Broker and Buyer shall hold harmless and indemnify the Auction Company and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inactions or representations made by the Broker in connection with the sale of this property.
14. A prospective bidder that has previously been in contact with the Auction Company or the Seller concerning the subject property will not be eligible as a client for any broker or Salesperson.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

CLIENT INFORMATION

Bidder/Client Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Client Signature: _____

Date: _____

BROKER INFORMATION

Broker/Agent Name: _____

License Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

E-mail: _____

Broker Signature: _____

Date: _____

LASTBIDrealestate.com OFFICE USE ONLY

Received by: _____ Date: _____ Time: _____