

# Buyer's Broker Participation Form

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Completed forms must be turned in no later than 24 hours before auction. Prior to bid submission  
return completed form to fax: 517-676-4440 or Email [stacy@sheridanauctionservice.com](mailto:stacy@sheridanauctionservice.com)

Property Address \_\_\_\_\_

\_\_\_\_\_ (Brokerage Firm Name) \_\_\_\_\_ (Buyer)

**The Brokerage Firm shall be deemed to have earned a commission if all of the following  
conditions have been met:**

1. Broker must be licensed in the state in which the property is located.
2. Broker/Agent registers buyers and submits Broker Participation Form prior to submitting a bid.
3. Broker/Agent shows the property to client and reviews the "Terms and Conditions of the Sale" with each client they are representing prior to submitting a bid.
4. Broker/Agent must attend the auction with his client.
5. Broker/Agent must present an opening bid of at least 70% of the final accepted bid.
6. Broker/Agent's client is the high bidder and contracts the property.
7. Broker/Agent is not acting as a principal in this transaction. **Neither Sellers nor Auctioneer will pay commissions on any property to any broker participating in the purchase of a property. Brokers may not represent themselves or any immediate family members (i.e. spouse, siblings, parents, etc.). In addition, brokers may not be a party to any entity such as a corporation, business or trust purchasing a property.**
8. Broker/Agent will assist in any reasonable request toward execution of the Contract for Sale of Real Property by broker's client listed above.
9. The Broker's client closes the transaction in full terms under the Contract for Sale of Real Property.

Provided the above listed conditions are met in full at closing, the undersigned Brokerage Firm will collect a commission equal to **2% of the final bid price (before the inclusion of the buyer's premium)** for purchases made by the undersigned buyer.

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I certify to Sheridan Realty & Auction Co. and  
The Seller that the Brokerage Firm listed above  
Is the only Broker representing me as Buyer on  
the above referenced auction.

I Certify I am acting as Broker/Agent only and NOT as principal or  
related party as identified in Item #7 above.

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