

**UNITED COUNTRY - REALTY DONE RIGHT, LLC**  
**AUCTIONEER - JOSEPH B. HISE**  
**417 North St. Rt. 2.; New Martinsville, WV 26155**  
**Office (304) 447-4444 FAX (304) 447-4446**

**BROKERAGE/SALES AGENT PARTICIPATION AGREEMENT**

This form **MUST** be completed and received by Realty Done Right LLC at least twenty-four (24) hours prior to the auction.  
This form may be faxed to **(304) 447-4446**; but must still be received prior to deadline. Reception of faxes is not guaranteed.  
(Please Type or Print Clearly)

Sales Agent \_\_\_\_\_  
Sales Agent Phone No. \_\_\_\_\_ Sales Agent Fax \_\_\_\_\_  
Brokerage Name \_\_\_\_\_  
Brokerage Address \_\_\_\_\_  
Brokerage Phone No. \_\_\_\_\_ Brokerage Fax \_\_\_\_\_  
Client's Name \_\_\_\_\_  
Client's Address \_\_\_\_\_

The above Brokerage/Sales Agent hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by Realty Done Right LLC on Property located at: \_\_\_\_\_.

Realty Done Right LLC hereby agrees to pay to the registering Brokerage/Sales Agent on the following terms and conditions; a Commission of up to Thirty percent (30%) of the net Real Estate Commission due at closing, if the above referred to Client is the successful Bidder and who closes on the terms of the Purchase Contract. The exact amount to be determined by the Commission Fee Scale, hereinafter listed. The Brokerage/Sales Agent understands that to qualify for this commission, this registration form must be fully completed and received by Realty Done Right LLC at least twenty four (24) hours prior to the auction and that the Brokerage/Sales Agent must attend the Auction with the Client. The Client 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 on an **AS-IS, WHERE-IS BASIS**. Your Client completes inspection and the inspection of the property by your Client's Expert prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the Realty Done Right LLC Offer to Purchase Contract. If there is a Buyer Premium based upon the last and highest Bid and added to the last and highest Bid to establish the actual Sale Price on the Offer to Purchase Contract. We are specifically disclosing to the Purchaser that paying this Buyer Premium does not create an Agency relationship with the Buyer/s and the Buyer acknowledges that Realty Done Right LLC is an Agent for the Seller. An Earnest Deposit as required in the Terms and Conditions and on the Offer to Purchase Contract shall be paid by the Client, and deposited into the Realty Done Right LLC Escrow Account.

Realty Done Right LLC solely, if needed, shall have full and complete control of negotiations with the Seller in regards to commissions earned and to be received and the Commission Fee Scale will be based on that figure.

COMMISSION FEE SCALE:

- 1) The Brokerage/Sales Agent will receive **Thirty percent (30%)** of the net commissions received at closing by Realty Done Right, LLC for the portion of their pre-registered Client/s written Opening Bid if their Client is the successful Bidder.
- 2) The Brokerage/Sales Agent will receive **Ten percent (10%)** of the net commissions received at closing by Realty Done Right, LLC for the **difference between** their pre-registered Client/s written Opening Bid and their Final Bid, if their Client is the successful Bidder.

**For Example:** If the Bidder's Brokerage/Sales Agent submitted a written Opening Bid of \$8.00 and their Bidder purchased the property for \$10.00. Then the Bidder's Brokerage/Sales Agent will receive **Thirty percent (30%)** of the net commission earned on the \$8.00 and **Ten percent (10%)** of the net commission earned on the difference of \$2.00.

If the Client has been in contact with a representative of Realty Done Right LLC in regards to this Auction, is a part of our Client Mailing, or received a flyer from Realty Done Right LLC, the Brokerage/Sales Agent will not qualify for a participation fee.

Announcements made from the podium at the time of the Sale take precedence over all printed materials. Auctioneer Joseph B. Hise is licensed by and bonded in favor of the West Virginia Department of Agriculture. West Virginia Auctioneer License #1717.

**THE BIDDER MUST SUBMIT AN OPENING BID AS A PART OF THIS FORM.**

**OPENING BID \$ \_\_\_\_\_.**

The signatures below indicate acceptance of the above terms and conditions.

\_\_\_\_\_  
Bidder's Signature  
Date \_\_\_\_\_  
Sales Agent Signature  
Date \_\_\_\_\_

***Accepted by United Country - Realty Done Right, LLC***

By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_