



Broker Participation Terms

A commission will be paid to the licensed real estate agent who meets the terms below and whose registered buyer pays for and closes title to the property. Commission will be paid by seller only upon closing. All forms are to be remitted to:

Lane Ryan Auctions: 150 Apple Blossom Lane, Palmyra PA 17078
(717) 489-3030 LaneRyanAuctions@gmail.com

Qualification Requirements

1. All parts of the Broker Participation Form must be properly completed and submitted to Lane Ryan Auctions.
2. Broker Participation Form must be received by Lane Ryan Auctions no later than 48 hours prior to the auction or auction close date.
3. Separate forms must be supplied for each prospective buyer.
4. Realtor must attend all showings of property with prospective buyer and if it is a live auction, agent must attend the auction with prospective buyer.
5. NO EXCEPTIONS to this process will be granted and no oral agreements will be acknowledged.
6. Only the first registration of a prospective bidder received will be honored.
7. No commission will be paid to any Broker acting as a principal in the purchase of the property.
8. No agent will be recognized on a prospect *that has previously contacted* Seller or Lane Ryan Auctions, or *has been contacted by* Seller or Lane Ryan Auctions. This includes knowing about the property in question in advance. This commission shall be earned by the broker or agent finding the property for the buyer, not the buyer finding the property for the agent. Lane Ryan Auctions reserves the right to search URL visitation history and the decision by Lane Ryan Auctions to pay the commission shall be final. The Broker/Agent Commission is an earned courtesy and not a right.

I have read, understand, and agree to the Broker Participation Terms and Qualifications set forth above.

Agent Signature

Date



Broker Participation Form

Today's Date: _____

Auction Date: _____

Address of Auction Property: _____

Buyer Name: _____

Buyer Address: _____

Buyer Phone: _____

Broker Name: _____

Broker Address: _____

Agent Name: _____

Agent License Number: _____

Broker and/or agent hereby certify that neither the broker nor agent, his employees, agents nor any member of his immediate family is or will be the buyer. If the agent or broker will be the purchaser, half the offered commission will be paid as stated in the terms above. This shall serve as written notice to register the above referenced prospective buyer with Lane Ryan Auctions with respect to the above referenced property to be sold at Public or Online Auction on the above referenced date. It is understood and agreed that the broker commission will be governed in accordance with the qualifications and broker Terms and Conditions. A commission of 10% of the Auction Company Net as determined by Auction Co will be paid to the registered broker named herein assuming he/she has met all of the qualifications set forth by Lane Ryan Auctions. Commission will only be paid to the broker by the seller when the registered buyer pays for and closes title to the property. All properties are sold 'as-is' and without any Contingencies. It is recommended that all potential buyers take necessary precautions in determining the property condition prior to the auction.

Broker Signature

Agent Signature

Date

Will Agent/Broker be the purchaser? _____

Prospective Buyer Signature Date

Received By (Lane Ryan Auctions)

Date

Time