

BUYER'S BROKER PARTICIPATION REGISTRATION FORM

Please complete and return to: Paul McInnis, Inc., One Juniper Road, North Hampton, NH, 03862

RE: Auction Ref.#12PM-07 Property Description: 570 Western Avenue, Brattleboro, Vermont

I wish to register my Client for your Buyer's Broker Participation Program for the above-referenced auction.

Client: _____ Broker/Salesperson: _____

Address: _____ Real Estate Firm: _____

_____ Address: _____

Phone: _____ Phone: _____

Fax Number: _____

Is the Real Estate Firm a Corporation? Yes _____ No _____ If Yes, Federal ID # _____

Social Security # _____

I, _____, understand and agree to the following:
(please print name of licensed Broker/Salesperson)

1. That I certify that I am duly licensed by the State of _____ as a real estate Broker/Salesperson.
2. That I am representing the Buyer, not the Seller, in the above-referenced auction and agree that I shall indemnify and hold harmless Seller and Paul McInnis, Inc. (PMI) from any and all claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by myself in connection with the purchase and sale of the above-referenced property purchased at auction or otherwise.
3. That I will receive a 2% commission on the hammer price, after the closing for registering the successful Bidder listed above who pays for and closes on the property according to the terms of the Real Estate Purchase & Sale Agreement.
4. That I must register my Client no later than 48 hours before the date and time of the auction.
5. That I must attend a scheduled open house (if one is permitted) and sign in with my Client.
6. That I must attend the auction and sign the auction registration form with my Client and also be present during the signing of the Purchase & Sale Agreement.
7. No commission on the property will be paid to any Buyer's Broker/Salesperson participating in the purchase of any auction property, and an affidavit may be required that the Broker/Salesperson is serving only as a Broker/Salesperson and not as a principal in any capacity.
8. That there can be no exceptions to this procedure and no oral registrations will be accepted.
9. If my client is on the Paul McInnis, Inc. mailing list or called Paul McInnis, Inc. prior to this registration being received by Paul McInnis, Inc., then PMI and the Seller shall have the option to accept or reject this registration based upon their sole discretion and determination of all of the facts associated therewith.
10. This registration is to be signed by all parties to have any force and effect.

Witness

Broker/Salesperson's Signature / Date

Witness

Client's Signature / Date

Witness

Paul McInnis, Inc. / Date
By its President, Paul McInnis

Witness

Seller's Signature / Date