

ALEXANDER AUCTIONS & REAL ESTATE SALES
Marvin E. Alexander, Broker/Auctioneer
239 University Street, Martin, TN 38237
(731) 587-4244

BROKER/AGENT AUCTION PARTICIPATION AGREEMENT

This agreement is entered into this _____ day of _____, _____.

AUCTION: ONLINE ONLY AUCTION – COLLIERVILLE, TN – BANKRUPTCY CASE # 20-10769

PROPERTY: 4734 MAGNOLIA PARK CIRCLE WEST – COLLIERVILLE, TN 38017

AUCTION DATE: BIDDING ENDS NOVEMBER 24TH, 2020 AT 12 NOON

LISTING BROKER: Marvin E. Alexander

LISTING FIRM: Alexander Auctions & Real Estate Sales

WEBSITE: www.alexanderauctions.com

EMAIL: alexanderauctions@frontiernet.net

COOPERATING BROKER: _____ **LIC. NO.** _____

BROKER SIGNATURE: _____ **PHONE NO.** _____

COOPERATING FIRM: _____ **FIRM LIC. NO.** _____

COOPERATING FIRM ADDRESS: _____

PROSPECTIVE BIDDER/CLIENT SIGNATURE: _____

Must be an individual – not a company or cooperation

PROSPECTIVE BIDDER/CLIENT'S NAME: _____

PROSPECTIVE BIDDER/CLIENT'S ADDRESS: _____

PROSPECTIVE BIDDER/CLIENT'S PHONE NO. _____ **EMAIL:** _____

OPENING BID: \$ _____ **IDENTIFY TRACTS:** _____

Broker has read the Participation Rules and Terms for the above Auction, which are listed on Alexander Auctions & Real Estate Sales website. (www.alexanderauctions.com)

PARTICIPATION TERMS FOR COOPERATING BROKER

Alexander Auctions & Real Estate Sales agrees the cooperating licensed qualified broker will earn a 3% commission of their client's final bid price if the client is the successful bidder and closes as contracted and monies are disbursed.

The Cooperating Broker agrees the following Terms & Procedures.

- (1) Cooperating Broker must register their buyer on Alexander's Agreement which must be received by Alexander Auctions & Real Estate Sales 24 hours in advance of the Auction. The Agreement may be delivered by email, Fax or hand delivered. No verbal.
- (2) No Buyer can be registered if they have already signed in and registered on Alexander Auctions & Real Estate Sales website.
- (3) Prospective Buyer must be registered before any inspection of the property or before the Prospective Buyer has been presented or received the marketing information by Alexander Auctions & Real Estate Sales.
- (4) Any Prospective Buyer who is registered on Alexander's brochure mailing lists, who receive Email blasts, property marketing packages in the mail or hand delivered cannot be registered. Any prospective Buyer who has previously purchased Real Estate and Personal Property from Alexander at Auction or Privately cannot be registered.
- (5) A Broker cannot act as a Principal and Broker/Agent on the same transaction.
- (6) Cooperating Broker must act as an Agent of the Buyer only.
- (7) Cooperating Broker must attend all showing of the property and attend the Auction with the Prospective Buyer. Cooperating Broker agrees to negotiate with the client to get them to bid and buy the property.
- (8) All showings are to be arranged through Alexander Auctions & Real Estate Sales.
- (9) No cooperating commission will be paid if the Prospective Buyer does not close.
- (10) Alexander Auctions & Real Estate Sales will only accept the first registration on the same buyer. Only one agent will be paid.
- (11) Alexander Auctions & Real Estate Sales shall have no obligation to pay the above commission to Cooperating Broker in the event that the Auction, Sale or Closing is prohibited by a court order and/or instructions from a lender, foreclosure, short sale or bankruptcy proceedings.

BROKER'S SIGNATURE _____

DATE/TIME: _____

DATE/TIME RECEIVED: _____

RECEIVED BY: _____

APPROVED BY: _____

MARVIN E. ALEXANDER, Auctioneer & Broker