

**PARTICIPATING CO-BROKER'S AGREEMENT  
3G RANCH AUCTION**

AUCTION: 3G Ranch; Richards, Texas

AUCTION DATE: Sunday April 28, 2013

BROKERAGE COMPANY NAME: \_\_\_\_\_

BROKERAGE LICENSE NUMBER: \_\_\_\_\_

BROKER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ST. \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: (    ) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

NAME OF CUSTOMER: \_\_\_\_\_

To qualify for a co-broker's commission, the co-broker must show the property and the co-broker's registered customer must be the high bidder, and **close** on the real estate being auctioned. Further, the co-broker must be an active, duly licensed real estate broker, not prohibited by law, or seller's policies and regulations from participating. In the event the selling broker is already negotiating with buyer, then this agreement will not be honored. Commission as follows, Broker gives auctioneer an opening bid, commission is 2.5% of that opening bid and 2% for all over opening bid. No opening bid commission is 2%.

In the case of multiple registrations of the same prospect by different brokers, the first registration received **as per time accepted by Syler Sales, Matthew M. Syler broker signed below and signed by the customer and co-broker** will be recognized. The co-broker must attend the auction with the prospective bidder. If a co-broker has not met all of the requirements, no commission will be paid, even if its prospect purchases the property. **Co-broker assumes and accepts all responsibility and liability for the buyer's due diligence.**

By signing below, we certify that we both have read the above terms and conditions of this registration, the terms and conditions of the auction and the due diligence package (if any), and agree to defend and hold Syler Sales, Matthew M. Syler broker, harmless if there is a claim by any other broker with this prospective bidder/buyer.

**FAX THIS DOCUMENT TO** Syler Sales, Matthew M. Syler broker **AT 706-884-3064**, no later than Saturday April 27 at 5 P.M, Syler must receive this registration notice, to be valid. There are no provisions for deadline extensions.

**CUSTOMER AND CO-BROKER MUST SIGN BELOW FOR THIS AGREEMENT TO BE VALID**

By: \_\_\_\_\_ Date/Time: \_\_\_\_\_  
Co-Broker

By: \_\_\_\_\_ Date/Time: \_\_\_\_\_  
Customer

Received and Acknowledged by: Syler Sales

By: \_\_\_\_\_ Date/Time \_\_\_\_\_  
Syler Sales- agent

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