



**Buyer's Broker Registration Form**  
*(Hurd Creek Ranch Auction)*

**Buyer's Broker Information**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Cell: \_\_\_\_\_ Office: \_\_\_\_\_  
Email: \_\_\_\_\_

**Bidder (Client) Information**

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Cell: \_\_\_\_\_ Office: \_\_\_\_\_  
Email: \_\_\_\_\_

**Broker Participation Guidelines**

1. A commission will be paid based on the following guidelines to a properly licensed real estate broker who submits their Broker Registration Form in conjunction with the guidelines outlined herein and whose client is the successful buyer of the property. Buyer must successfully close on the property and must pay the total contract sales price for the property. A **Two Percent (2.0%)** commission will be paid on the high bid amount (not the contract sales price) as noted in the Auction Terms and Conditions.
2. To be entitled to any commission, the broker must:
  - a) Register their client by filling out this Buyer's Broker Registration Form completely, including the signature of the client on the form.
  - b) **Deadline:** Submit the Buyer's Broker Registration Form to Auctioneer no later than **1:00 PM on Friday, October 12, 2018.**
  - c) Attend auction and register with the client, and assist with any bidding needs.
  - d) Abide by the guidelines outlined herein.
3. The Broker, by placing their signature below, certifies, agrees and acknowledges that:
  - a) The Broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Auctioneer.
  - b) No oral registration will qualify Broker for commission.
  - c) The Broker's commission will be due at the closing of the property purchased by the Broker's client after all consideration is paid in full and will be disbursed by the escrow agent.
  - d) Broker is only allowed to represent (1) client in the auction.
  - e) The Broker will not receive a commission without the signature of the client on the Buyer's Broker Registration Form.



**Gingery &  
Associates, Inc.**

- f) The Broker will be representing the bidder/buyer listed as their agent.
- g) The Broker is not a sub-agent of Auctioneer and represents their client solely as a Buyer's Broker.
- h) No Broker will be recognized for a commission that is participating as a principal, buyer, or partner in the purchase of the property.

Broker: \_\_\_\_\_  
Signature Date

4. The Broker's Client, by placing their signature below, certifies, agrees and acknowledges that:
- a) I have read and agree to the Terms and Conditions as set forth in the Property Information Packet.
  - b) I am responsible to personally inspect the Property and all improvements.
  - c) I accept full responsibility for any due diligence needed to make a well informed bidding decision.
  - d) I understand that any improvements and leasehold assets are being sold as-is, without covenant or warranty, expressed or implied.
  - e) I understand that, in the event I am the successful purchaser of the Property, and if I fail to close without fault of Seller, my earnest money deposit may be forfeited.
  - f) Commission shall be paid only to Broker representing Client as acknowledged in this form.
  - g) Client shall hold harmless and indemnify Auctioneer and Seller from any and all representations made by Buyer's Broker.

Client: \_\_\_\_\_  
Signature Date

**For Additional Information:**

Mr. Brett Gingery, Real Estate Agent  
United Country – Gingery & Associates  
24 Cr 524  
Tabernash, CO 80478

Office: (970) 726-2020  
Cell: (970) 531-5051  
Email: [brett.gingery.re@gmail.com](mailto:brett.gingery.re@gmail.com)