



**BROKER PARTICIPATION AGREEMENT**

Property Address \_\_\_\_\_ Auction End Date \_\_\_\_\_

A commission of 3% (unless a different percentage is listed in online listing services) will be offered to any real estate Broker/Agent licensed in the state where the property is located and when the Broker/Agent meets the following requirements. The shared commission percentage is based on the amount of the high bid (not including the buyer's premium).

Requirements to earn shared commission percentage:

- Broker/Agent shall show the property in person to his or her Buyer.
- Broker/Agent shall complete this agreement and submit to Cates Auction & Realty Co., Inc. to be received no later than 48 hours prior to the online auction end date. If a legal entity is the Client, the principals must be disclosed.
- Brokers/Agent acting as principle or on behalf of family members shall also complete this form.
- Broker/Agent's successful Buyer shall execute the real estate sale contract received via email through DocuSign immediately following the closing of bidding and wire the required earnest money deposit to the title company by 5:00 pm same day.
- Broker/Agent's successful Buyer shall close on the property in accordance with the terms of the real estate sale contract.
- Broker/Agent agrees that only the first registration of Buyer will be accepted and honored.
- Broker/Agent agrees that commission will be paid at the time of closing and disbursed by Escrow Agent.
- Broker/Agent agrees to hold harmless and indemnify Cates Auction & Realty Co., Inc. including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker/Agent may submit Agency & Franchise Disclosures to be signed by the seller. No other forms will be accepted.
- No commission will be paid if the successful Buyer, who subsequently enters into a purchase agreement, does not close in strict accordance with the written terms thereof. In all events, Cates Auction & Realty Co., Inc. shall have the sole authority and right to revoke this offer of compensation and/or determine if and when a commission shall be paid.

**No Broker/Agent will be recognized on a Buyer that has attended an open house/preview event without Broker/Agent or has previously contacted Seller or Cates Auction & Realty Co., Inc. about this property. A complete registration file on all Buyers will be maintained. Should a commission reduction be required to complete the sale, Broker/Agent agrees that any commission reduction will be applied proportionately to their respective shared commission percentage. This form must include signatures of the Broker, Agent and Buyer. It will be the responsibility of the Broker/Agent to verify receipt of this document by Cates Auction & Realty Co., Inc. by email to [sold@catesauction.com](mailto:sold@catesauction.com) or by phone to 816-781-1134.**

***NO EXCEPTIONS TO THIS PROCEDURE WILL BE ACCEPTED.***

Broker Name: _____	Agent Name: _____
Broker Signature: _____	Agent Signature: _____
Company: _____	Agent Telephone: _____
Address: _____	Buyer Name: _____
Telephone: _____	Buyer Address: _____
Email: _____	Buyer Signature: _____

**COMPLETE AND RETURN VIA EMAIL TO [SOLD@CATESAUCTION.COM](mailto:SOLD@CATESAUCTION.COM) OR FAX TO (816) 781-1135.**