



CO-BROKE AGREEMENT

AUCTION LOCATION: _____

DATE OF AUCTION: __/__/____

BROKERAGE COMPANY NAME: _____

BROKERAGE LICENSE NUMBER: _____

BROKER'S NAME: _____

ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

CUSTOMER'S NAME: _____

ADDRESS: _____ CITY: _____ ST: _____ ZIP: _____

PHONE: _____ E-MAIL: _____

TERMS

To qualify for a co-brokers commission of 2 % percent, the participating broker must show the property and the co-broker's registered customer must purchase and close on the auction property. 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. Co-broker assumes all responsibilities, legal and otherwise to the customer, warrants that the co-broker and customer have physically viewed the property and that the co-broker has furnished to the customer due diligence warranted by the co-broker. In the event that the auctioneer, JSJ Auctions has already shown the property to the customer of the Co-broker, this agreement will not be honored. In the case of multiple registrations of the same prospect by different brokers, the first registration received by the auction company, signed by the customer and Co-broker will be recognized. The Co-broker must attend the auction with the prospective bidder. **In the event of an "online only" auction the Co-broker must email to support@jsjauctions.com or deliver the agreement before the customer begins to bid to receive a commission. If a cooperating Co-broker has not met all of the requirements, no commission will be paid, even if its prospect purchases the property. The commission must be earned!**

By signing below, customer and Co-broker certify that both have read the above terms and conditions of this registration, the terms and conditions of the auction and the property information package (if any), and agree to defend and hold JSJ Auctions harmless if there is a claim by any other broker with this prospective bidder.

This registration form must be received by JSJ Auctions no later than 5:00PM the day before the auction. Date and time of hand delivery or as recorded on the email will be the official time received. There are no provisions for deadline extensions. Email to support@jsjauctions.com.

CUSTOMER MUST SIGN BELOW FOR THIS AGREEMENT TO BE VALID.

By: _____
Co-broker

Date: _____

By: _____

Date: _____

Received and Acknowledged by JSJ Auctions

By: _____

Date / Time: _____