



Bidder Number # _____
(Issued by Auction Company)

Buyer's Broker Incentive Program
COOP-Broker/Client Registration Form

As a licensed Real Estate Agent I would like to register the following client to participate in the Buyer's Broker Incentive Program for the following auction:

Auction Date, Time & Location: _____

(BUYER/BIDDER INFORMATION)

CLIENT NAME: _____
ADDRESS: _____
CITY: _____ **STATE:** _____ **ZIP:** _____
CONTACT PHONE: _____
EMAIL ADDRESS: _____

(AGENT INFORMATION)

BROKER/AGENT: _____
BROKER/AGENT CONTACT PHONE: _____
COMPANY NAME: _____
COMPANY ADDRESS: _____
CITY: _____ **STATE:** _____ **ZIP:** _____
BROKER EMAIL ADDRESS _____
Broker/Sales Associates Texas License # _____

BROKER PARTICIPATION GUIDELINES

- 1. A commission/referral will be paid based on the following schedule to any properly licensed real estate brokerage who submits his or her Broker Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property(s). This client must close on the property(s) and must pay the total contract price for the property(s).**
 - A. Two percent (2%) commission will be paid on the Opening Bid Amount written on this Buyer's Broker Incentive Program form.**
 - B. One percent (1%) commission will be paid on the balance which remains between the written opening bid amount shown on the Buyer's Broker Incentive Program form and the Total bid price.**
- 2. If no opening bid is written on the Buyer's Broker Incentive Program form, then One percent (1%) commission, based on the total bid price of the property(s) purchased by the broker's registered client will be paid to that broker as a commission/referral.**
- 3. The broker commission/referral will not exceed Two percent (2%) commission received from the Total bid price of the property(s) purchased by that broker's client.**
- 4. In order to be entitled to any commission/referral, the broker must:**
 - A. Register his or her client by filling out the Buyer's Broker Incentive Program form in full, including the signature of the Brokers Buyer/Bidder on the form.**
 - B. Submission of the Buyer's Broker Incentive Program form must be delivered to: Zurick Labrier, Mason & Morse Ranch Company Zurick@ranchland.com and confirmed by email receipt. Forms must be received no later than May 16th 2017 5:00 PM. Forms received after this date time will not be honored.**
 - C. Broker is required to bring a copy of this form to the auction, which must have been accepted and acknowledged prior to auction.**
 - D. Broker must be present at auction in addition to registering client to receive a commission.**
 - E. A broker/agent will not receive a commission if representing themselves, their spouse or an entity which they are a principal or shareholder.**
 - F. Abide by the guidelines outlined herein.**
- 5. The broker, by placing his or her 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 Seller.**
 - B. No oral registration will qualify broker for commission/referral.**
 - C. The broker's commission/referral will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.**
 - D. Only the first registration of a prospective client will be accepted and honored.**
 - E. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.**

- F. The broker will hold harmless and indemnify listing agent/sales associates/auctioneer from any and all claims with regard to such commission/referral.**
- G. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.**
- H. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Incentive Program form.**
- I. The broker cannot participate in the Buyer's Broker Incentive Program and receive any commission/ referral in conjunction with any other co-brokerage or referral agreement between Mason & Morse Ranch Company and broker.**
- J. The broker will be representing the buyer/bidder (client) listed above as his or her agent.**
- K. The broker is not a subagent of Mason & Morse Ranch Company and represents his or her client (buyer/bidder) as a buyer's broker.**
- L. This form consists of 3 pages and that the broker has received all 3 pages.**

- 6. Opening bids may be used to open the bidding at auction. If another opening bid is submitted on the same tract, the highest bid will be posted on that tract to open the auction.**
- 7. All opening bids must be submitted in total U.S. dollar amounts.**
- 8. The Buyer/Bidder by placing his or her signature below, certifies, agrees, and acknowledges that:**

A. He or she has reviewed marketing materials, purchase agreement and inspected the premises of the subject property(s) and has determined terms conditions of auction and property to be satisfactory.

B. Mason & Morse Ranch Company/Broker/Auctioneer represents the Seller in this transaction.

C. Commission/referral shall be paid only to broker representing client (buyer/bidder) as acknowledged in this form.

D. He or she shall hold harmless and indemnify listing agent/sales associates/auctioneer and Seller from any and all representations made by the buyer's broker.

E. For further information or questions please call or email Zurick Labrier (806) 681-9009 zurick@ranchland.com.

OPENING BID AMOUNTS

**Please refer to the Broker Participation Guidelines above for instructions
(Opening bids submitted must be in U.S. dollar amounts.)**

Tract# 1 LAND *Opening Bid Amount (total)* \$ _____

Tract# 2 LAND **Opening Bid Amount (total) \$** _____

Tract # 3 MINERALS **Opening Bid Amount (total) \$** _____

Tract # 4 MINERALS **Opening Bid Amount (total) \$** _____

BUYER/BIDDER SIGNATURE: _____ DATE: _____

BROKER/AGENT SIGNATURE: _____ **DATE:** _____

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY AUCTION PERSONNEL

_____/_____/_____
INITIALS DATE TIME