



## **BROKER COMPENSATION PROGRAM REGISTRATION FORM**

# **175± Acres of Development Land Birmingham, Jefferson County, AL**

**Edwards Lake Road/Turncliff Pkwy**

**Online bidding begins June 1<sup>st</sup> and ends June 11<sup>th</sup> at 1:00 p.m. (CT)**

Broker/Agent Name:		
Company Name:		
Company Address:		
City:	State:	Zip:
License Number:	Broker Number:	
Tax ID Number:	Email:	
Office Phone:	Cell Phone:	

### **CLIENT (Buyer/Bidder) INFORMATION**

Client Name:		
Address:		
City:	State:	Zip:
Phone:	Email:	

### **BROKER PARTICIPATION GUIDELINES**

1. **A commission/referral will be paid based on the following schedule to any properly licensed real estate broker who submits his or her Broker Compensation Program Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property. This client must close on the property and must pay the total contract price for the property. TWO percent (2.0%) commission/referral will be paid on the High Bid Price Amount.**
2. **The Broker commission/referral will not exceed Two Percent (2.0%) of the High Bid Price of the property(s) purchased by that Broker's client.**
3. **In order to be entitled to any commission/referral, the Broker must:**
  - A. Register his or her client by completing the Brokers Compensation Program Registration Form in full including the signature of the client on the form.

- B. Submit the Broker Compensation Program Registration Form via email to [auctioninfo@targetauction.com](mailto:auctioninfo@targetauction.com) for receipt before the deadline of 24 hours prior to Auction Day. Broker forms arriving after the deadline will not be honored. Broker Registration forms sent anywhere other than the email address above will not be honored.
- 4. 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. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
  - E. Only the first registration of a prospective client will be accepted and honored.
  - F. The Broker will hold harmless and indemnify Target Auction & Land Company, Inc. 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 Brokers Compensation Program form.
  - I. The Broker cannot participate in the Broker Compensation Program and receive any commission/ referral in conjunction with any other co-brokerage or referral agreement between Target Auction Company, Inc. 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 Target Auction & Land Company, Inc. and represents his or her client (buyer/bidder) as a buyer's Broker.
  - L. This form consists of 2 pages and that the Broker has received all 2 pages.
- 5. The Broker's client (buyer/bidder), by placing his or her signature below, certifies, agrees, and acknowledges that:**
- A. He or she has inspected the premises of the subject property(s).
  - B. Target Auction & Land Company, Inc. 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 Target Auction & Land Company, Inc. and Seller from any and all representations made by the buyer's Broker.

**For further information or questions please call (800) 476-3939 or (256) 456-5756.**

Buyer Signature:	DATE:
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Broker/Agent Signature:	DATE:
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**PLEASE NOTE: This form MUST be submitted to Target Auction Company by the required deadline and acknowledged by a Target Auction Representative.**

<p><b>FOR TARGET AUCTION OFFICE USE ONLY:</b></p> <p><b>RECEIVED &amp; ACKNOWLEDGED BY TARGET AUCTION</b></p> <p style="text-align: center;"> <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> / <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span> / <span style="border-bottom: 1px solid black; display: inline-block; width: 100px;"></span>  <b>INITIALS                      DATE                      TIME</b> </p>
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