

**CO- BROKERAGE PARTICIPATION RULES AND REGISTRATION**

A Co-Brokerage fee will be paid to any properly licensed real estate broker based on the following criteria:

**The Broker must register his or her Buyer/Bidder by filling out this form, in full, and must fax or mail it to Lippard Auctioneers, Inc. to be received no later than 48 hours prior to the auction date. For Saturday, Sunday or Monday auctions, this form must be received in our office, no later than 12:00 Noon on Friday prior to the auction date.**

**Commission (3 %)** commission will be paid on a written opening bid amount per individual tract shown on the Co-Brokerage Form. A **(1%)** commission will be paid on the balance remaining between the written Opening bid amount shown on the Co-Brokerage Form and the actual high bid. Or before Buyer's Premium (if applies). The Maximum Co-Brokerage will not exceed (3%) of the high bid.

1. Registrations without pre-bid amounts, or amounts that do not reflect any true value consultation from the
2. Co-Broker will NOT be accepted as a registration and NO Co-Brokerage commissions will be paid.
3. Co-Brokerage fees will be based on the written opening bids by tract or combinations - NOT on aggregate totals.
4. Co-Brokerage fees will only be paid on "High Bid Price" which is the actual high bid on the respective tract(s) at the conclusion of the auction without Buyer's Premium (if applies).

**Required Criteria**

1. Co-Broker **MUST** register their client by filling out the Co-Brokerage form **COMPLETELY** and must Fax, mail or e-mail [angie@lippardauctions.com](mailto:angie@lippardauctions.com) it to Lippard Auctioneers Inc.
2. **NO ORAL REGISTRATIONS ARE ALLOWED.**
3. Co-Broker must register & attend the auction with their registered client. Co-Broker shall represent their registered client; Lippard Auctioneers Inc. represents the Seller Only.
4. Co-Broker must show property to their client and as their representative will provide client with any necessary due diligence.
5. No Commissions will be paid to Co-Broker, if Co-Broker, its family member or firm is a buyer of any of the auction property. Co-Broker shall give an affidavit to this effect, if requested.
6. Co-Broker CAN NOT successfully register any person or entity that has previously contacted or has been personally contacted by Lippard Auctioneers Inc. in regards to this particular auction.
7. Co-Broker will ONLY be paid upon successful closing at time of closing and it will be disbursed by the closing agent.

**This co-broke form is excluded from companies that will not co broke with Lippard.  
Excluding Wiggins Auctioneer and Nicholas Real Estate**

<b>Co-Operating Broker:</b>	
<b>Real Estate Firm</b>	
<b>Phone:</b>	
<b>Address, City, State, ZIP:</b>	
<b>e-mail:</b>	

I certify that neither I, nor any member of my family or firm is participating as a principal in any transaction offered at the auction. I further certify that I have received, understand and agreed to the Co-operating brokerage rules as set forth on this document.

**These pre-bids will be taken to the live auction to be executed once the auctioneer opens the live auction.**

**Signature of Co-Broker:**

<b>Bidder Name:</b>	
<b>Address, City, State, ZIP:</b>	
<b>Phone:</b>	
<b>E-Mail:</b>	
<b>Signature of Bidder:</b>	
<b>Tracts or Combos</b>	<b>Opening Bid Amount</b>