



Broker/Agent Participation Agreement

Remit to: W. Ashley Lewis, Lewis Auctions
864.256.0886 (phone)
864.422.9510 (fax)
Ashley@lewisauctions.com

154 Chigger Ridge Rd, McCormick, SC

Tuesday, November 15, 2011

Client Information:

Prospective Buyer Name: _____
Address: _____
City, State: _____
Business Phone: _____
Cell Phone: _____
Email: _____
Buyers Signature: _____

OPENING BID (Required) _____

A commission of 3% of the high bid (not including buyer's premium) will be paid to any real estate Broker licensed in the state where the auction property is located and meets the following requirements.

This form must include signatures of the Broker, Agent and Buyer. It will be the responsibility of the Broker/Agent to verify receipt by Lewis Auctions by calling our office at (864) 256-0886.

Requirements of Broker/Agent to earn applicable commission:

- Show the property in person to his or her Buyer.
- Complete this agreement and fax to Lewis Auction to be received no later than 24 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 the Friday prior to the auction date. If a legal entity is the Client, the principals must be disclosed.
- Include an opening bid on this agreement.
- Acting as principle or on behalf of family members shall complete this form.
- Attend the auction and register with his Buyer at the auction and encourage bidding.

Lewis Auctions · Since 1996
301 Augusta Street · Greenville, South Carolina 29681 · Phone 864.256.0886 · Fax 864.422.9039
ashley@lewisauctions.com · www.lewisauctions.com
Ashley Lewis · Licensed Auctioneer · GAAU3833 · SC 4338 · NC 9266

- Personally identify him/herself and the Buyer prior to the auction during registration.
- Successful Buyer shall execute a purchase agreement and make proper down payment immediately following the close of bidding at the auction
- Successful Buyer shall close on the property in strict accordance with the written terms of the purchase agreement.
- Agrees that only the first registration of prospective Buyer will be accepted & honored.
- Agrees that commission will ONLY be paid at the time of closing and disbursed by Escrow Agent.
- Agrees to hold harmless and indemnify Lewis Auctions including its reasonable attorney's fees, from any and all claims with regard to such commission.
- May bring Agency & Franchise Disclosures to the auction, 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, Lewis Auctions 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 will be recognized on a prospect that has previously contacted Seller or Lewis Auctions or has been previously contacted by Seller or Lewis Auctions. A complete registration file on all prospects will be maintained. Should a commission reduction be required to complete the sale, any reductions will be applied proportionately to any party entitled to a commission.

NO EXCEPTIONS TO THIS PROCEDURE AND NO ORAL REGISTRATIONS WILL BE ACCEPTED.

Broker Name	Agent Name
Broker Signature	Agent Signature
Company	Agent Phone #
Address	City / State / Zip
Company #	Agent Email Address