



226 Boardman Canfield Rd., Boardman, OH 44512  
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Real Estate Brokers – Auctioneers:  
 J. Paul Basinger, Julie A. Cerneka

Real Estate Agent - Auctioneer:  
 Richard Basinger

**BROKER – AGENT PARTICIPATION AGREEMENT**

This form MUST be completed and received by American Real Estate Specialists (“ARES”) at least 48 hours prior to the auction. Forms may be faxed to 330-330-8948 or e-mailed. Reception of faxes is not guaranteed.

Agent		
Agent Phone #	_____	Agent Email: _____
Company Name	_____	
Company Address	_____	
Company Phone #	_____	Company Fax # _____
Client's Name	_____	
Client's Address	_____	

The above Broker/Agent hereby wishes to register the above client as a potential Purchaser of the following Auction being conducted by ARES on the Property located at \_\_\_\_\_

ARES hereby agrees to pay to the registering Broker/Agent on the following terms and conditions; If buyer is represented by a buyer's agent from a different firm, the commission will be charged and dispersed as follows: **If sold PRIOR TO AUCTION**, 2% of accepted offer, excluding the buyer's premium, to be paid to the Buyer's Broker. **If sold AT AUCTION**, 2% of high/final bid, excluding buyer's premium, will be paid to Buyer's Broker. Buyer's agent must complete a Broker Participation Agreement to qualify to earn commission. This registration form must be fully completed and received by ARES, **at least forty-eight (48) hours prior to the close of the auction**. There can be No Exceptions to these terms and conditions, and **No Oral Registrations** will be accepted. If your client has started bidding prior to ARES receiving this signed Broker Participation Agreement, no commission will be paid to the Buyer's Broker. No Exceptions. **BUYER** must register to bid online and be responsible for entering their bids and agree to the bidding terms online.

CONDUCT OF THE AUCTION: Each property is being sold on an AS-IS, WHERE-IS BASIS. Your Client completes inspection and the inspection of the property by your Client's Expert prior to the commencement of the Auction is encouraged. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing or soliciting.

BUYERS PREMIUM: If the Client is the successful Bidder, they must sign the ARES Sales and Purchase Contract. There will be a Buyer Premium equal to Ten percent (10%) of the last and highest Bid added to the last and highest bid to establish the actual Sale Price on the Sales and Purchase Contract. A non-refundable Earnest Deposit as required in the Terms and Conditions and on the Sales and Purchase Contract shall be paid by the Client, and deposited into the ARES Trust Account. We are specifically disclosing to the Purchaser that paying this Buyer's Premium does not create an Agency relationship with the Buyer(s) and the Buyer acknowledges that the ARES Broker/Auctioneer is an Agent for the Seller.

ARES solely, if needed, shall have full and complete control of negotiations with the Seller in regards to commissions earned and to be received and the Commission Fee Scale will be based on that figure.

If the Client has been in contact with a representative of ARES, in regards to this Auction, is a part of our Client Mailing, or received a flyer from ARES, the Broker/Agent will not qualify for a participation fee.

**OPENING BID**

The Bidder must submit an opening bid as part of this form:

Opening Bid Amount: \$ \_\_\_\_\_

For Property Address: \_\_\_\_\_

The signatures below indicate acceptance of the above terms and conditions (Prospects Signature must be notarized):

Bidder's Signature: _____	Broker/Agent's Signature: _____
Date: _____	Date: _____

THE BIDDER'S SIGNATURE MUST BE NOTARIZED if not signed via a platform such as Dotloop or DocuSign:

\_\_\_\_\_  
 Notary

Official Seal:

My commission expires: \_\_\_\_\_

Accepted by ARES

By: \_\_\_\_\_

Date: \_\_\_\_\_