



# BROKER REGISTRATION & COOPERATIVE/REFERRAL FORM

Property Address: 0 Bone Springs Rd Sterling Ks

Auction Date & Time: Starts Sept 29<sup>th</sup> 6:00 PM PM Closes Oct 29th 6:00 PM 2020

Pursuant to K.S.A. §58-3076, a licensee or anyone on behalf of any such licensee or firm, whether licensed in this state or in another state shall not solicit a referral fee without reasonable cause. Reasonable cause shall not exist unless one of the following conditions exists: (1) An actual introduction of business has been made; (2) a contractual referral fee relationship exists; or (3) a contractual cooperative brokerage relationship exists.

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_ Cell #: \_\_\_\_\_

Broker: \_\_\_\_\_ Broker License #: \_\_\_\_\_

Salesperson: \_\_\_\_\_ Salesperson License #: \_\_\_\_\_

Agency Relationship (please select one):  Buyer's Agent  Transaction Broker  Designated Buyer's Agent

Prospect Name: \_\_\_\_\_

## BROKER PARTICIPATION TERMS

1. This form must be fully completed and returned to Realty Executives Sudduth Realty no later than 5:00pm (CST) 2 days prior to the auction. No oral broker/salesperson registration will be accepted.
2. The approved broker/salesperson must: (i) facilitate any showings or inspections of the property to the prospect; (ii) attend the auction with the prospect; (iii) specifically identify the prospect at onsite registration as the broker's prospect; and (iv) in the event that the prospect is the successful bidder at auction, assist the prospect during contacting and ensure that broker/salesperson is correctly written into the contract.
3. The bidder must register and sign the terms and conditions to receive a bidder number. A prospect may register with only one broker/salesperson. In the event multiple broker registrations are received for the same prospect, the earliest, complete form received will be honored.
4. Commission will not be paid to any broker/salesperson whose license is inactive or has been suspended, revoked, or terminated by the Kansas Real Estate Commission.
5. The referral fee (3% of the top bid price) will be included on the HUD settlement statement and paid at closing.
6. Realty Executives Sudduth Realty will be the selling agent listed in MLS unless otherwise requested.
7. Broker/salesperson agrees to abide by the National Association of REALTORS® Code of Ethics.
8. Broker/Salesperson agrees not to solicit or interfere with existing Realty Executives Sudduth Realty customer/client relationships while attending the auction, including but not limited to, promotion of alternative properties.
9. Broker/salesperson is responsible for confirming receipt/approval of this form by Realty Executives Sudduth Realty.
10. Broker/salesperson registering themselves as a bidder will be recognized; however, commission amount cannot be reduced from selling price.
11. If the above conditions have not been met, please have your Broker present any extenuating circumstances to Realty Executives Sudduth Realty for further consideration.
12. By signing this form Buyer(s)/Bidder(s) acknowledge they have received and reviewed the Terms and Conditions of this auction. See #3

Prospect Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Referring Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return Completed Form To: Realty Executives Sudduth Realty 608 State St Augusta, KS 67010  
Email: [mark@sudduthrealty.com](mailto:mark@sudduthrealty.com) Phone: 316-775-7717 Fax: 316-775-2016

<b>OFFICE USE ONLY</b>
Date Received:
Time Received:
Date Approved: