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BROKER PARTICIPATION/SELLER REGISTRATION

BROKER/REALTOR NAME _____
REAL ESTATE AGENCY _____
PHONE NUMBER _____ FAX _____
PROSPECTIVE BUYER NAME(S) _____
ADDRESS _____

The above Broker/Realtor hereby wishes to register the above Client as a prospective Buyer for the following Auction being conducted by PA Auction Center for the property located at 410 Ash Road Morgantown, PA Auction date 10/26/24.

PA Auction Center hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions, a Commission of 2.5% of the winning Bid, due at closing, if the above Client is the successful High Bidder at the auction and closes on the terms of the Conditions of Sale and Purchaser's Agreement. **Broker/Realtor understands that to qualify for this referral commission, this registration form must be received by PA Auction Center no later than 72 hours prior to the Auction and prefer the Broker/Realtor attend the Auction with the Client.**

IMPORTANT NOTICE REGARDING BUYER AGENT COMMISSION:

Procuring Cause Requirement: To qualify for a commission, the Broker/Realtor must be the procuring cause of the sale. This means the Broker/Realtor must:

1. Have actively introduced the Buyer to the specific real estate auction exclusively, ensuring that:
 - o The introduction to the property and the auction is documented and verifiable.
 - o The Broker/Realtor maintains an ongoing professional engagement with the Buyer that materially contributes to the Buyer's decision to purchase at the auction.
2. Register the prospective Buyer with PA Auction Center using this form, adhering to all deadlines and procedures specified below.

Exclusions from Commission Eligibility: A Broker/Realtor will not qualify for a commission under the following circumstances:

- If the prospective Buyer has previously contacted the Auctioneers or the Seller directly before the Broker/Realtor's registration of the Buyer.
- If the Buyer is the Broker/Realtor themselves.

General Conditions:

- This registration form must be received by PA Auction Center no later than 48 hours prior to the auction.
- No verbal registrations will be accepted.
- All terms and conditions are final and non-negotiable.
- Announcements made at the time of the auction take precedence over all printed materials.

Acknowledgment: The signature below indicates full acceptance of these terms and conditions. Incomplete forms will not be accepted.

BROKER/REALTOR _____ DATE _____