

BUYER BROKER/AGENT PARTICIPATION FORM & GUIDELINES

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

Property ID#: \_\_\_\_\_

Broker Information

Broker Print Name: \_\_\_\_\_

Cooperating Brokerage Commission: 2.5% (TWO AND ONE HALF percent) is the amount to be paid to the Broker representing the client who successfully closes on the property.

License No. \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Client Information

Print Name \_\_\_\_\_

E-mail \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

All prospects must be registered with Community Raisers LLC, a Wyoming limited liability company, d/b/a Luxea Global Auctions ("Luxea Global Auctions") with the Buyer Broker/Agent Registration document provided. This form must be received by Luxea Global Auctions prior to the Client bidding on the property. FORMS SENT DIRECTLY TO THE SELLER WILL NOT BE HONORED.

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Cooperating Broker Requirements. A cooperating broker commission will be paid by the Seller's Listing Agent based on the winning Bid amount (not including the buyer's premium) will be paid to a properly licensed real estate broker:

- i.) Who is licensed in the state or jurisdiction in which the property is located and adhere to the National Association of Realtors® Code of Ethics.
- ii.) Who has submitted this Buyer Broker/Agent Registration form to Luxea Global Auctions prior to Client placing a bid on the property.
- iii.) Who has been identified by their client on the Buyer Broker/Agent Registration document, and whose client successfully purchases the Property and closes the transaction in accordance with the Purchase Agreement.

To qualify for and earn a commission and become a registered broker/agent, you must:

- i.) For online Bidding clients, you must complete the Buyer Broker/Agent Participation Form online at [www.luxeaglobalauctions.com](http://www.luxeaglobalauctions.com) and you must ensure that when your client registers, he or she includes your information as part of the registration identifying you as the broker/agent. You will be required to complete the necessary electronic signatures as part of the purchase transaction within the time frames required.
- ii.) You must provide a copy of your Buyer Broker/Agent Participation Form to the escrow/closing agent prior to closing. You will be required to provide the escrow/closing agent with an IRS Form W-9 or electronically complete an IRS Form W-9 in order to receive a commission. This W-9 must be completed by your broker as payment can only be made through the broker who holds your license.
- iii.) Inspect each Property with your client;
- iv.) Submit this form prior to the Client placing a bid in the online auction. For the agent that represents the winning bidder, a commission as a percentage of the high bid amount not to include the buyer's premium will be paid at closing.

NO commission will be paid to a registered broker/agent (a) acting as a principal in the purchase of any Property, (b) acting as the broker/agent on behalf of an entity (including any corporation, partnership, limited liability company, or trust) in which the broker/agent has an interest, (c) acting as the broker/agent on behalf of an immediate family member (defined as a spouse, parent, sibling, or child including in-law relationships) or (d) who is not duly licensed as a real estate broker or agent in the state or jurisdiction in which the Property lies.

**THIS FORM MUST BE RECEIVED PRIOR TO CLIENT PLACING A BID FOR THE SUBJECT PROPERTY**

[SIGNATURE PAGE FOLLOWS]

Send to: Luxea Global Auctions

Attn: Project Manager

Fax to: \_\_\_\_\_

Email to: \_\_\_\_\_

1. The Broker and the Principal Bidder, by placing their signatures below, certify that they have inspected the premises of the subject property during a scheduled open house or by appointment.
2. The Broker and the Principal Bidder hereby attest that the Broker is serving only as an Agent for the Buyer and not as a Principal involved in the purchase of the property.
3. The Bidder hereby acknowledges that Luxea Global Auctions is not representing Client in any agency capacity whatsoever and is performing no brokerage duties. Client further acknowledges that their Broker is working on behalf of Client as a buyer's agent only. Commission shall be paid to Broker representing Principal Bidder only if he/she has met all of these requirements. Broker and the Principal Bidder acknowledge that no commission will be paid by Luxea Global Auctions.
4. **BROKER ACKNOWLEDGES THAT HE/SHE IS NOT A SUBAGENT OF LUXEA GLOBAL AUCTIONS AND REPRESENTS THE CLIENT AS A BUYER'S BROKER.**

The undersigned hereby certifies and agrees to the herein terms and conditions of registration.

Client/Bidder's Signature \_\_\_\_\_

Date \_\_\_\_\_

Broker's Signature \_\_\_\_\_

Date \_\_\_\_\_