



Epic Auctions and Estate Sales, LLC

Broker Participation and Registration

Broker commissions will be paid to any licensed real estate broker whose client is the successful bidder, which pays and closes on the property as follows:

Requirements for Broker Participation and Commission

To qualify for commission, the Buyer's Agent must comply with the following, in addition to their client being the highest Bidder:

1. Register the client (signed Affidavit) in writing by mail, Email or in person with the Auction Company at least 48 hours prior to the auction and before the client contacts Auction Company or registers to bid online.
2. Attend an open house with their client.

Buyer Agent participation will not be honored if a client has been in contact with Auction Company Representatives or the Seller prior to the Auction.

No commission will be paid to any Broker/Agent participating as a principal in the purchase of property or who is representing their family members.

Determination of Brokers Commission

The commission will be 2% of the Client's final **high bid amount** and will be paid by the Buyer through an additional 2% Buyer's Premium.

Any commission earned shall only be paid at or after closing and only after Epic Auctions and Estate Sales, LLC, has been paid in full. Only one client per Buyer Agent is allowed.



Affidavit of Registration of Bidder and Buyer's Agent

(This Affidavit must be received and acknowledged by Auction Company at least 48 hours prior to auction.)

The undersigned hereby certifies and agrees to the following terms and conditions:

1. 2% of the Bidder's high bid will be paid as commission to the registered Broker upon closing and receipt of monies by Epic Auctions & Estate Sales, LLC, provided that the undersigned Bidder is the successful high bidder on the property commonly known as: **407 Lake Street, Roscommon, MI 48653**, to be offered at online only auction by Epic Auctions & Estate Sales, LLC.
2. Commission shall be paid to Brokers representing successful bidders only.
3. **Buyer's Agent must attend an Open House and sign in with their Client.**
4. No commission will be paid to Broker whose client becomes a secondary bidder not purchasing the day of the auction.
5. The Buyer Agent and Bidder, by placing their signatures below, certify the Agent is authorized to represent the Bidder.
6. No commission on property will be paid to any Broker participating in the purchase of the property as a principal or who is representing their family member.
7. The Buyer Agent and Bidder hereby attest that the Buyer Agent is serving only as an agent for the Bidder, and not as a principal involved in the purchase of the property.
8. Bidder hereby acknowledges that Epic Auctions & Estate Sales, LLC & its Agents are Seller's Agents regarding this transaction.
9. This form must be received by the auction company at least 48 hours prior to the end of the auction and prior to the client registering to bid or otherwise contacts auction company.

Date: _____

Bidder's Printed Full Name(s)

Bidder's signature

By: _____
Broker or Associate's Name

Broker's signature

Company Represented: _____

License #: _____