

Real Estate Buyer Broker Participation Form
Auction Property: 8155 Clubhouse Way, Jonesboro, GA 30236
Auction Date: June 7-July 7, 2020

Date: 6/5/2020

Buyer's First & Last Name(s): _____
Address: _____
CITY, ST, ZIP: _____
Buyer's Cell # _____ Daytime # _____
Buyer's Email: _____

Real Estate Broker Information:

Broker First, Last Name: _____
Broker Address: _____
City, ST, Zip: _____
Company Name: _____
Firm License # _____ MLS CODE: _____
Agent Phone # _____ Broker Office Ph # _____
Broker Email _____

Bidder Terms:

Anyone submitting a bid acknowledges they are making a legal and binding offer to purchase the subject property and agree to be bound by the Terms and Conditions as set herein. This acceptance of terms will also include a live Auction event, if needed. All persons participating in this auction must be at least 18 years or older.

An eleven percent (11%) buyer's premium will be added to the offer amount (bid) to form the contract price. Example \$300K Online Bid + \$33K BP=\$333K Contract Sales Price

Financing is available through Prosperity Home Mortgage to buyers who have been preapproved through Doni Arrington at Doni.Arrington@Phmloans.com 678-794-0512.

This property is being sold As is, where is with all faults, if any. There are no contingencies, including financing contingency. No warranty as to condition or suitability for any purpose is expressed or implied. **This auction does not include any traditional due diligence period after going under contract.**

Buyer shall solely rely on their own information, judgement and inspection of the property and records. Seller may allow public access to their prelisting Home property inspection report; this is a courtesy and not a warranty or guarantee of any kind. Buyers may conduct independent inspections with seller's permission prior to end of auction.

Buyers pay all closing costs and any other costs pertaining to this sale.

Closing shall occur within 30 days of signed contract.

Seller will pay pro-rated taxes at closing.

Seller will be presented daily with any new high bids. Seller reserves the right to accept or reject any bid/offer or to waive any technicalities and defects. The seller has the right to accept a bid prior to close of auction. Upon successful acceptance, Auctioneer/List Agent will email sale and purchase (GAR Form) contract to be signed by buyer on the same day as the sale, or upon early acceptance by seller. Buyer will then submit the down payment of 10% via wire to Weissman Law on the same day as the sale. **All contracts must be accompanied with a non-refundable ten percent (10%) down payment which will serve as earnest money that is wired to Escrow agent- Weissman Law. Closing Attorney and Escrow agent will be Weissman Law 500 Westpark Drive #150, Peachtree City, GA 30269.**

LEAD BASED PAINT DISCLOSURE: This property was built after 1978, but lead base disclosure will still be provided. This property is selling on an "as-is" basis. If concerned, prospective bidders should conduct any risk assessments or inspections prior to bidding. At the conclusion of the auction, the successful bidder will be asked to sign a form waiving their right to conduct any assessments or inspection of lead base paint after the auction.

Broker Acknowledgement:

I expressly acknowledge and agree to the following Terms and Conditions:

1. I understand and Agree to the Terms and Conditions of Participation for the Auction Sale of the above Property
2. Three percent (3%) of the Purchase Price, which is the sum of Bid + Buyers Premium will be paid to a qualified Licensed Real Estate Broker ("Broker) whose registered Buyer's offer is accepted by the Seller and closes on the Property.

To qualify for a commission, the Broker must register their prospect on this REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form at the same time or prior to Buyer making OFFER (Bid). Form can be emailed to Auctioneer at patty.brown@bhhsgeorgia.com.

Brokers/Agents are required to attend any auction preview or private showings with registered client(s).

Commissions will be paid out to Broker by Closing Attorney at closing.

No oral registrations will be accepted.

3. The Licensed Real Estate Broker above acknowledges that it represents the Buyer, not the Seller, in the above referenced sale and agrees to indemnify and hold harmless the Seller, and Berkshire Hathaway HomeServices Georgia Properties from any claims, costs, and expenses, including attorney's fees, arising out of any acts performed or representations made by them in connection with the participation at the Auction of the purchase and sale of the above references Property(s) purchased at the Auction or otherwise.

We know that for many agents, auctions are a new experience and we want you to fully understand and be able to confidently represent your client in this process. Please call Auctioneer, Patty Brown at 678-815-5687 with any questions about the auction process or broker commission process.

I acknowledge that I have read, understand, and agree to the Broker Acknowledgement and Terms:

Broker/ Broker's Agent Name and Signature

Date