



# Cricket Hill Auction & Realty

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(551)-257-7923

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## BROKER PARTICIPATION/REFERRAL AGREEMENT

This letter serves as an agreement between CRICKET HILL AUCTION & REALTY, hereinafter referred to as "auctioneers", RAND COMMERCIAL, hereinafter referred to as brokers, \_\_\_\_\_, hereinafter referred to as "buyer broker" and \_\_\_\_\_, hereinafter referred to as "buyer".

The auctioneers/brokers agree to remit to the buyer broker within 5 business days after closing 30% of the auctioneers net commission on the following described property: a 40 acre +/- summer camp and retreat center, commonly known to be located at: 450 Walker Valley Rd., Pine Bush, NY 12566, and more fully described by metes and bounds in the legal description as provided by the seller, for the bidder registered as #\_\_\_\_ at a sealed bid auction to be completed on Wednesday, May 22, 2019. The buyer broker understands this commission/referral fee is due and applicable only if:

1. the buyer he/she/they represents tenders the good faith deposit as agreed to by the buyer in the Terms and Conditions of Sale and,
2. the buyer has agreed to and submitted this agreement (the bidder number will be assigned upon receipt of the deposit etc) and,
3. the buyer broker is licensed in NY, present for any tours/inspections and is the only person making inquiries regarding the auction/property, including the buyer.

If the buyer broker is not present etc. and is simply making the initial introduction and/or is not licensed in NY (in which case the buyer broker must provide proof of licensure), the commission/referral fee will be reduced to 15% of the auctioneer's net commission.

The buyer understands that the buyer broker only represents the buyer, not the seller, and is not responsible for any representations made by the seller or the auctioneers. The buyer, with the professional assistance of the buyer broker, should conduct their own due diligence on the property to be sold and agrees to indemnify and hold harmless the auctioneers and the seller from any advice, evaluations, and/or counsel received from the buyer broker used to help in determining the property's value, suitability for use, location, dimensions, etc.

BIDDER # \_\_\_\_\_

BUYER BROKER

PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

\_\_\_\_\_ PRINT NAME: \_\_\_\_\_

AUCTIONEERS