

Bidder # _____
(To be assigned by Target Auction)

**BUYER'S BROKER INCENTIVE PROGRAM
BROKER REGISTRATION FORM**

5.64± Acres Prime Commercial Land
Hwy 431 & Lenlock Ln
Calhoun County (Anniston), AL
Thursday, February 11th at 1:00 PM (CT)

BROKER/AGENT: _____
COMPANY NAME: _____
COMPANY ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
LICENSE NUMBER: _____ BROKER NUMBER: _____
TAX IDENTIFICATION NUMBER: _____
OFFICE PHONE: _____ FAX: _____
CELL PHONE: _____ EMAIL: _____

Client (Buyer/Bidder) Information

CLIENT _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
HOME PHONE: _____ CELL PHONE: _____ EMAIL: _____

PROPERTY SELECTION

Select the property(s) you are interested in bidding on.
Please refer to the Broker Participation Guidelines below for clarification and instruction.

___ 5.64± Acres Prime Commercial Land – Hwy 431 & Lenlock Ln

BROKER PARTICIPATION GUIDELINES

1. A commission/referral will be paid based on the following schedule to any properly licensed real estate broker who submits his or her Broker Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property. This client must close on the property and must pay the total contract price for the property.
 - A. TWO percent (2.0%) commission/referral will be paid on the High Bid Price Amount.
2. The broker commission/referral will not exceed two percent (2.00%) of the High Bid Price of the property(s) purchased by that broker's client.
3. In order to be entitled to any commission/referral, the broker must:
 - A. Register his or her client by filling out the Buyer's Broker Incentive Program form in full, including the signature of the client on the form.

B. Submit the Buyer's Broker Incentive Program form via mail to: Target Auction and Land Company, Inc., 216 South 4th Street Suite A Gadsden, Alabama 35901 or via fax to (256) 438-5786 or email to djacobs@targetauction.com for receipt before the deadline of 24 hours prior to Auction Day. Broker forms arriving after the deadline will not be honored. Broker Registration forms sent anywhere other than the above address, fax number, or email address will not be honored. **BROKER IS REQUIRED TO BRING A COPY OF THIS FORM, WHICH MUST HAVE BEEN ACCEPTED & ACKNOWLEDGED BY TARGET AUCTION, WITH HIM/HER ON SALE DAY.**

- C. Attend and register with the client at the auction and encourage bidding.
- D. Abide by the guidelines outlined herein

4. The broker, by placing his or her signature below, certifies, agrees, and acknowledges that:

- A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.
- B. No oral registration will qualify broker for commission/referral.
- C. The broker's commission/referral will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
- D. Only the first registration of a prospective client will be accepted and honored.
- E. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
- F. The broker will hold harmless and indemnify Target Auction Company, Inc. from any and all claims with regard to such commission/referral.
- G. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.
- H. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Incentive Program form.
- I. The broker cannot participate in the Buyer's Broker Incentive Program and receive any commission/ referral in conjunction with any other co-brokerage or referral agreement between Target Auction Company, Inc. and broker.
- J. The broker will be representing the buyer/bidder (client) listed above as his or her agent.
- K. The broker is not a subagent of Target Auction Company, Inc. and represents his or her client (buyer/bidder) as a buyer's broker.
- L. This form consists of 2 pages and that the broker has received all 2 pages.

The broker's client (buyer/bidder), by placing his or her signature below, certifies, agrees, and acknowledges that:

- A. He or she has inspected the premises of the subject property(s).
- B. Target Auction Company, Inc. represents the Seller in this transaction
- C. Commission/referral shall be paid only to broker representing client (buyer/bidder) as acknowledged in this form.
- D. He or she shall hold harmless and indemnify Target Auction Company, Inc. and Seller from any and all representations made by the buyer's broker.
- E. For further information or questions please call (800) 476-3939 or (256) 456-5756.

BUYER/BIDDER SIGNATURE: _____

DATE: _____

BROKER/AGENT SIGNATURE: _____

DATE: _____

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY TARGET AUCTION

_____/_____/_____

**INITIALS DATE TIME Please note: This form must be submitted to
TARGET Auction Company, Inc., by the required deadline and acknowledged by a TARGET
AUCTION representative.**