

CAROLINA AUCTION TEAM, INC.

Thousands of Properties Sold • Decades of Excellence in Auction Marketing

**97.18 ACRES, HWY 101: 6.98 ACRES CORNER GAP CREEK ROAD
AND GARY ARMSTRONG ROAD, (PARCEL A, PARCEL B);
4.25 ACRES AND BUILDING, GARY ARMSTRONG ROAD
(PARCEL A, PARCEL B), LAMB ROAD, 13.21 ACRES
SPARTANBURG COUNTY, SC**

FRIDAY, 22 JULY, 12 NOON AND 2:01 PM

BROKER PARTICIPATION AGREEMENT

PURPOSE OF BROKER PARTICIPATION AGREEMENT: The purpose of the Carolina Auction Team, Inc. Broker Participation plan is to work on a collegial basis with REALTOR/Broker colleagues who can provide bidders and potential buyers to the auction process who have not been contacted by or who are not known to the Auction Company or the Seller. With that understanding, we are pleased to work together with our REALTOR/Broker colleagues. We do not pay Broker registrations fees when prospects have already been contacted by the Auction Company or when prospects are known to and have conversed with Auction Company representatives. Sale Day registrations are not acceptable under any circumstances

BROKER PARTICIPATION AGREEMENT:

Broker Participation in this auction event is welcome, subject to the terms and conditions of this agreement.

THE PARTICIPATING BROKER'S RESPONSIBILITIES ARE:

- Broker must register prospect on Broker's letterhead & prospect must sign broker's registration
- Broker must inspect the premises with the prospect, sign in with the prospect during a scheduled open house & attend the auction event with prospect
- All registrations accepted by Auction Company will be acknowledged by mail or fax; each acknowledged Broker must bring his/her registration acknowledgement to the auction for registration verification purposes – BROKER REGISTRATIONS ARE VALID ONLY WHEN COUNTERSIGNED AND RETURNED BY AN AUCTION COMPANY OFFICER
- The letter of registration must be received by Carolina Auction Team, Inc. not less than 24 hours prior to the auction event. Each registration will be stamped and dated upon arrival at our office. In the event of a duplicate registration – the Broker who files the first fully completed prospect registration will be considered the procuring Broker

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Fax 24 Hours



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- No commission will be paid to a Broker acting as a principal either directly or indirectly through an affiliated company or entity of any form. No commission will be paid to Broker for any prospect which has previously been contacted by the Seller, contacted by the Seller's agent, who has called our office about this specific auction prior to notification from the Broker, attended any inspection prior to registration by Broker or is a customer listed on the Carolina Auction Team, Inc. mailing list for this transaction.
- Referring/participating Broker must act as a buyer's agent and must provide an executed buyer's agency agreement to Carolina Auction Team, Inc. not less than 24 hours prior to the auction event. Broker must also provide a copy of Broker's license and Tax ID number to Carolina Auction Team, Inc., 24 hours prior to auction event. **NO EXCEPTIONS.**

The conduct of the auction event and increments of bidding are at the direction and discretion of the auctioneer. Seller and auctioneer reserve the right to refuse admittance or to expel anyone from the auction for any reason, including interference with auction activities, creating a nuisance, canvassing, soliciting or any other reason.

Announcements made from the auction podium on sale day take precedence over any material and information received from any other source.

THE BROKER'S PARTICIPATION/REFERRAL FEE WILL BE 2% OF BROKER'S CUSTOMER'S HIGH BID. Broker's customer is required to execute a Bidder's acknowledgement slip, standard form Carolina Auction Team, Inc. Contract of Sale and such other documents as all customers are required to complete by Carolina Auction Team, Inc. The referral fee will be paid only when referring Broker's customer closes on the transaction.

Agreed to as Terms and Conditions of participating in the auction event above cited as a referring Broker.

PROPERTY

Brokers Referral is hereby acknowledged
This ____ day of _____, 2016

CAROLINA AUCTION TEAM, INC.
By: _____

Client Name

Brokers Company & Name

Mailing Address

Broker's Contact Number

Fax # & Email Address

License Number

Tax ID Number