

# Broker's Client Registration Form

## Online Real Estate Auction

### Bidding Starts To Close Tuesday June 29, 2021 7:10 PM.

1711 Glen Meadows Dr. Greeley, CO 80631

---

Rocky Mountain Estate Brokers Realty LLC cordially invites all Colorado Real Estate Brokers to register their clients who are interested in bidding on the real property commonly known as 1711 Glen Meadows Dr. Greeley, CO 80631 which will be offered for sale at online auction with bidding starting to close at 7:10 PM Tuesday June 29, 2021. The following rules apply:

1. Broker must register his or her client or clients **PRIOR TO THE CLIENT REGISTERING TO BID ON THE AUCTION WEBSITE AND NO LATER THAN 12:00 NOON MDT TUESDAY, JUNE 29, 2021** by completing, in its entirety, this form and delivering it to Rocky Mountain Estate Brokers Realty LLC in person at 24 Oak Avenue, Eaton, CO 80615 or by email to: [info@rmebrealty.com](mailto:info@rmebrealty.com). Brokers may not register clients after this time. No extensions will be allowed. Call 970-454-1010 to confirm that your form has been received.
2. **Broker must be the procuring cause** for client purchasing the property. Broker **MAY NOT** register any client who has previously contacted or been contacted by RMEB Realty, in anyway, prior to this registration. Broker must be acting as a seller's agent or transaction broker. Broker may not receive any compensation from the Purchaser or, if he or she does, waives any right or claim to compensation from Rocky Mountain Estate Brokers Realty LLC.
3. Broker may not be representing himself or herself, a family member or a member of a partnership, corporation, LLC or any other entity in which Broker owns more than a 5% interest. Rocky Mountain Estate Brokers Realty LLC shall be the sole judge as to whether Broker is representing himself or herself or an entity in which they have an interest.
4. **Broker must have personally inspected the property with his/her client or clients.** Broker will assist his/her client in registering on the auction site, completing the required documents and ensure that his/her client is willing and able to make an immediate payment of \$15,000.00 payable to Unified Title Company of Northern Colorado, LLC. If Broker's client is successful in purchasing, Broker will assist Rocky Mountain Estate Brokers Realty LLC with completing the contract with the Purchaser in a timely manner immediately at the conclusion of the auction and ensure that Broker's client complies with the deposit requirement.
5. If Broker's client or clients is/are the winning bidder on this real property, the offer to purchase is accepted by the Seller, the client or clients successfully close the transaction and Broker complies with these terms, Seller shall pay to Broker, at closing, a commission equal to three percent (3%) of Broker's client's total purchase price. As an example, if Broker's client purchases the property for a total purchase price of \$500,000.00, Broker would earn a commission of \$15,000.00. (3% of total purchase price of \$500,000.00 = \$15,000. In the event that Rocky Mountain Estate Brokers Realty LLC reduces its

commission below that stated in its exclusive right to sell listing, any commission owed to Broker under this agreement shall be reduced by a proportional amount equal to the reduction in Rocky Mountain Estate Brokers Realty LLC's commission. As an example, if Rocky Mountain Estate Brokers Realty LLC reduces its total commission by 10% any commission owed to broker shall be reduced by 10%. If, for any reason, Broker's client does not close and Seller and Rocky Mountain Estate Brokers Realty LLC retain any earnest money or deposit, Broker shall have no claim to any compensation.

6. This property will be offered for sale at Online Auction. A buyer's premium equal to ten percent (10%) of the high bid will be added to the high bid to form the contract price. By way of example, a bid price of \$450,000.00 will equal a contract price of \$495,000.00. Bids will be taken until, in the sole judgment of the Auctioneer, there are no further advances. This is an Auction with the high bid being subject to the approval of the Seller. The Seller's intention is to sell it auction day. Your client should place their best bid at the live auction.

7. If we can help you in anyway or answer any questions, please feel free to call Broker Bob Johnson at 303-601-0588 or RMEB Realty at 970-454-1010.

Thank you for your assistance and cooperation. Please sign this form below with your client, acknowledging your understanding and acceptance of these terms. Please return it with the completed Auction Terms & Bid Form.

***Under penalty of perjury, I affirm my agreement to these statements and terms.***

**Client Name:** \_\_\_\_\_

**Client Signature:** \_\_\_\_\_

**Broker Name:** \_\_\_\_\_

**Broker Signature:** \_\_\_\_\_

**Broker Firm:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Mobile Phone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

# **Broker's Client Registration & Opening Bid Form.**

## **Online Real Estate Auction**

**Bidding Starts To Close Tuesday June 29, 2021 7:10 PM.**

**1711 Glen Meadows Dr. Greeley, CO 80631**

---

The Broker named below that has referred me/us to this property. I/we understand that a non-refundable deposit of \$15,000.00 is required to be paid immediately if I/we am/are declared the winning bidder(s). I/we have read, understand and agree to be bound by all the terms of the Auction. RMEB Realty and Seller may reject any or all bids.

**Agreed to and Dated: June \_\_\_\_\_, 2021**

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

**Broker Name:** \_\_\_\_\_

**Broker Telephone:** \_\_\_\_\_

**This completed 3-page form & the Real Estate Auction Terms & Registration form MUST be returned to RMEB Realty LLC by 12:00 Noon Tuesday June 29, 2021. You may deliver it in person to 24 Oak Avenue, Eaton, CO 80615, via email to [info@rmebrealty.com](mailto:info@rmebrealty.com) or via fax to 970-454-0505. No late registrations will be accepted.**