

**BROKER REGISTRATION AGREEMENT**

I, \_\_\_\_\_ ("Registered Broker/Agent") a Broker/Agent with \_\_\_\_\_ (Firm Name) hereby registers my Client, (herein after the "Buyer") \_\_\_\_\_ with Tranzon Asset Advisors for the Auctions of the properties located at \_\_\_\_\_ (Lot 22) Celadon Drive, Durango, Colorado 81301  
\_\_\_\_\_  
(Lot 11) 312 Scotch Creek Drive, Durango, Colorado 83021  
(Lot 23) Celadon Drive, Durango, Colorado 81301

**BROKER HEREBY AGREES TO THE FOLLOWING:**

1. If my Buyer is the Successful Bidder at the Auction, I will receive a flat referral of Two Percent (2%) of the high bid price. It is understood and agreed that Buyer must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Terms of the Purchase Agreement. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (i) my delivery of this Broker Registration agreement to Tranzon Asset Advisors (ii) execution by Buyer and ratification by Seller of the Purchase Agreement; and (iii) actual and final closing of title as evidenced by execution, delivery, and recording (where Applicable) of all closing instruments, and payment in full of the purchase price specified in the Purchase Agreement. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of the Seller and/or Auctioneer, Auctioneer and Seller are relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Buyer defaults under the Purchase Agreement results in forfeiture of the Deposit (as defined in the Purchase Agreement), or any portion thereof, or Buyer pays or becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages. In the event a commission reduction is required to consummate a sale, Tranzon reserves the right to proportionately reduce the commission herein.
2. I hereby represent and warrant that I am, (1) a duly licensed real estate Broker /Agent (2) serving only as a Broker in this transaction, not as a principal; and (3) my Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family.
3. I understand that a prospective purchaser may only be represented by one Broker/Agent. Tranzon Asset Advisors shall recognize only the first registration received to our office.
4. It is understood and agreed that this registration agreement is valid only for the day of the Auction and expires upon conclusion of the Auction, unless my client is the Successful Bidder at the auction. Any strikes or changes to any provisions or clauses by Broker/Agent/Buyer will make this entire agreement null and void.

**BUYER HEREBY AGREES TO THE FOLLOWING:**

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representation in this matter.
2. That I shall NOT withdraw or rescind my opening bid, if one is made, prior to the start of the auction.

THIS AGREEMENT MUST BE COMPLETED, **IN FULL**, BY ALL PARTIES AND FORWARDED BY FAX TO 888-791-7307 NO LATER THAN CLOSE OF BUSINESS Two (2) DAY PRIOR TO AUCTION.

**BUYER:**

**REGISTERED BROKER/AGENT:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature (Client)

\_\_\_\_\_  
Signature (Broker/Agent)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Email Address

(\_\_\_\_\_) \_\_\_\_\_  
Telephone

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Telephone Fax

\$ \_\_\_\_\_  
**OPENING BID AMOUNT**

This registration is accepted by Tranzon Asset Advisors

\_\_\_\_\_  
Tranzon Asset Advisors

\_\_\_\_\_  
Date