

BROKER PARTICIPATION REQUIREMENTS

Wm. F. Comly & Son, Inc. will share its commission with any broker whose qualified buyer pays in full and settles on the property.

To qualify for a commission, the real estate agent must be a qualified and duly licensed broker, and must first register the buyer by sending in the buyer/broker registration form. Both you and your prospect must sign and date the form where indicated.

Wm. F. Comly & Son, Inc. must receive the buyer/broker registration form at or before any inspection of the property by the buyer and, in any event, at least forty-eight (48) hours prior to the auction. The broker must inspect the property with the buyer and sign in with the buyer during a scheduled property inspection.

A complete registration file on all brokers and buyers will be maintained.

No commission will be paid by the seller to any broker participating in the purchase of the property and an affidavit will be required that the broker is serving only as a broker and not as principal and is not related to or affiliated with the buyer in any way.

The auction company will pay commission upon receipt of full commission. If for any reason the auction company fails to receive its full commission then the cooperating broker will receive a discounted commission commensurate with the reduction of the auction company's commission. No commission will be paid to any broker unless all of these requirements are satisfied. There can be no exceptions to this procedure and no oral registrations will be accepted.