



BUYER BROKER REGISTRATION FORM

PROPERTY:	178 East 117 th Street, New York, 10029
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BROKER INFORMATION

BROKER OR SALESPERSON NAME ("AGENT"): _____

BROKERAGE FIRM ("BROKER"): _____

BROKERAGE FIRM ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE #: _____ **E-MAIL:** _____

BUYER ("PROSPECT") INFORMATION

PROSPECT: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE #: _____ **E-MAIL:** _____

TERMS AND CONDITIONS

A referral fee in the amount of two percent (2%) of the winning bid ("High Bid"), which is accepted by seller, for the Property will be paid to the above-mentioned Broker whose registered Prospect pays for and closes title to the Property if and only if the terms and conditions below are satisfied.

No broker will be recognized for a prospect who has previously contacted seller or Paramount Realty USA ("Auctioneer"), or who has been previously contacted by seller or Auctioneer, or who has previously registered with another broker or agent.

- 1) In order to qualify for a referral fee:
 - a. Both Broker and Agent must be duly licensed in the state in which the Property is located from the time of this registration through the closing of the Property;
 - b. Broker and Agent must abide by the REBNY Code of Ethics;
 - c. **Completed Buyer Broker Registration Forms, along with Prospect's signature, must be submitted by Broker or Agent in one of two ways: (1) via fax to (917) 210-3257; or (2) by bringing the completed form to a scheduled open house.** (Buyer Broker Registration Forms submitted by any other method will not be honored. Incomplete forms and oral registrations will not be honored.);

- d. Broker or Agent must attend and register with Prospect at the auction; and
- e. Broker or Agent must fully and timely comply with the terms and conditions outlined herein.

- 2) No referral fee will be paid to a broker whose agents, employees or immediate family members are participating in the purchase of the Property.
- 3) Referral fees will only be paid at the closing of the sale of the Property purchased by Prospect, after the purchase price has been paid in full.
- 4) No Buyer Broker Registration Forms will be accepted after June 14, 2011.
- 5) Referral fees are based on the High Bid and do not include Buyer's Premium.
- 6) Broker and Agent will hold harmless and indemnify Auctioneer and any agents, employees or licensees of Auctioneer from any and all claims with regard to such referral fees due or paid.
- 7) The payment of the referral fee set forth herein pertains ONLY to the Property.
- 8) Broker is not a subagent of Auctioneer and specifically represents Prospect as a buyer's broker or agent.
- 9) There are **NO EXCEPTIONS** to these terms and conditions.
- 10) By placing their signatures below, Broker/Agent and Prospect certify, agree and acknowledge that they have read this Buyer Broker Registration Form and that they understand and agree to all of the terms and conditions set forth above.

PROSPECT SIGNATURE: _____

DATE: _____

BROKER/AGENT SIGNATURE: _____

DATE: _____