



300 WASHINGTON STREET
SUITE 913
NEWTON, MA 02458

TEL 617-731-4455
FAX 877-258-9909

Email: stan@PaineAuctioneers.com
www.PaineAuctioneers.com

BUYER'S BROKER PARTICIPATION REGISTRATION FORM

Please complete and return to: Stanley J. Paine Co., Inc. 300 Washington Street,
Suite 913, Newton, MA 02458 or Email: stan@PaineAuctioneers.com

RE: Auction Property Description: 93 Massachusetts Avenue, Braintree, MA 02184

I wish to register my Client for your Buyer's Broker Participation Program for the
above-referenced auction.

Client: _____

Client Address: _____

Broker/Salesperson: _____

Real Estate Firm: _____

Address: _____

Phone: _____

Fax Number: _____

Is the Real Estate Firm a Corporation? Yes _____ No _____

If Yes, Federal ID# _____

Social Security # _____

I, _____, understand and agree to the
following:

(please print name of licensed Broker/Salesperson)

1. That I certify that I am duly licensed by the State of Massachusetts as a real estate Broker/Salesperson.
2. That I am representing the Buyer, not the Seller, in the above-referenced auction and agree that I shall indemnify and hold harmless Seller and Stanley J. Paine Co., Inc. from any and all claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by myself in connection with the purchase and sale of the above-referenced property purchased at auction or otherwise.
3. That I will receive up to a 2% commission on the high bid on any pre-auction written opening bid of at least Seventy Percent (70%) of the high bid, after the closing for registering the successful Bidder listed above who pays for and closes on the property.
IF AN OPENING BID IS NOT WRITTEN ON THE BROKER PARTICIPATION FORM OR DOES NOT EQUAL AT LEAST SEVENTY PERCENT (70%) OF THE HIGH BID, THEN ONLY A ONE PERCENT (1%) COMMISSION, on the High Bid, WILL BE PAID TO THE BROKER. THE MAXIMUM BROKER PARTICIPATION WILL NOT EXCEED (2%) OF THE HIGH BID.

\$ _____
OPENING BID AMOUNT
(Must be filled out for Broker /Agent to receive a 2% commission)

4. That I must register my Client no later than 48 hours before the date and time of the auction.
5. That I must attend a scheduled open house (if one is permitted) and sign in with my Client.
6. That I must attend the auction and sign the auction registration form with my Client and also be present during the signing of the Memorandum of Sale.
7. That there can be no exceptions to this procedure and no oral registrations will be accepted.
9. If my client is on the Stanley J. Paine Co., Inc. mailing list or called Stanley J. Paine Co., Inc. prior to this registration being received by Stanley J. Paine Co., Inc. and the Seller shall have the option to accept or reject this registration based upon their sole discretion and determination of all of the facts associated therewith.
10. This registration is to be signed by all parties to have any force and effect.

Broker/Salesperson's Signature / Date

Client's Signature / Date

Stanley J. Paine Co., Inc./ Date
By its President, Stanley J. Paine