

Stanley J. Paine Co., Inc. (SJP) welcomes the participation of a buyer broker that properly registers their client for the auction. In order to earn the offered commission, the broker must do the following:

- Complete this form
- Have the buyer sign and the broker/agent for the buyer sign
- Email the form no later than 48 hours prior to the auction to sales@PaineAuctioneers.com
- Attend the auction with your client

How did the buyer first hear about this auction?  Newspaper Ad  Mail/Post card  E-mail  Internet Search  Sign  Agent/Broker

Please specify (Newspaper Name, Website Name, Sign Location, etc.): \_\_\_\_\_

**Property Address:** 21-23 Francis Street, Newton, MA 02459

**Broker Fee:** 2% Buyer's Broker Compensation

Prospective Buyer Name: \_\_\_\_\_

Prospective Buyer Company: \_\_\_\_\_

Prospective Buyer Address: (Street/City/State/Zip) \_\_\_\_\_

Prospective Buyer Phone: \_\_\_\_\_ Buyer Fax: \_\_\_\_\_

Prospective Buyer Email: \_\_\_\_\_

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

Broker License Number: \_\_\_\_\_

Broker Company Name: \_\_\_\_\_

Broker Address: (Street/City/State/Zip) \_\_\_\_\_

Broker Phone: \_\_\_\_\_ Broker Fax: \_\_\_\_\_

Broker Email: \_\_\_\_\_

The Broker represents that they are the procuring cause for the interest by the Prospective Buyer in the subject Property and that they have an agency relationship with the Buyer in this transaction. The Broker acknowledges that they have inspected the property. The offered broker fee will only be paid at closing and if: (1) this form is completed and sent to SJP at **least 48 hours prior to the auction**, (2) the completed form is accepted by SJP (3) the Broker attends the auction with the Prospective Buyer, (4) the Prospective Buyer is the highest bidder at the auction, (5) the Prospective Buyer signs the required sales contract documents and the sales contract is ratified by the Seller, and (6) the Prospective Buyer follows the terms and conditions of the sale and closes according to the terms of the purchase agreement. The Broker shall not be entitled to any commission on any sale to an affiliate entity or any immediate family member. In the event of multiple registrations of the same transaction by different Broker agents, first recorded valid Broker Registration Form on file will prevail. No broker registration forms will be accepted at the auction. SJP is acting as agent of the Seller only. Broker is not a sub-agent of SJP. Under no circumstances will a Broker fee be paid if their client defaults on the purchase or a closing does not occur for any reason. SJP reserves the right to refuse to accept a Broker Registration Form if SJP has had prior contact with the Prospective Buyer concerning the subject Property. By submitting this Broker Registration Form to SJP, the Broker is hereby registering the Prospective Buyer as their client per the terms of this registration form. This form does not register the Prospective Buyer for the auction nor does it bind the Prospective Buyer to participate in the auction. For the Prospective Buyer to bid, he/she must attend the auction in accordance with the terms and conditions of the published auction sale, provide the required deposit and any other required documentation. In the case of a duplicate registration, the Broker who files the first complete Broker Registration Form will be considered the procuring broker.

Understood and Accepted:

\_\_\_\_\_  
Prospective Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Broker

\_\_\_\_\_  
Date

This Broker Registration Form is hereby accepted by SJP. Upon acceptance, SJP will email the accepted form to the Broker and the Prospective Buyer for their records.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

Stanley J. Paine Co., Inc..

*If you have any questions about the buyer broker registration process, please contact SJP at 877-731-4455.*