

TOLEDO OFFICE:  
Montrie Auction Service  
4017 Lagrange St.  
Toledo, OH 43612  
(419) 283-6966



MICHIGAN OFFICE:  
Jade Montrie, Auctioneer/Realtor  
3486 Section Rd.  
Lambertville, MI 48144  
(734) 568-0777

**OHIO REAL ESTATE AUCTIONS NORTHWEST OHIO BRANCH OFFICE**  
**BUYER BROKER REGISTRATION FORM**

**PROPERTY ADDRESS:**

**Print this form and email to jade@ToledoAuctioneer.com**

Broker/Salesperson: \_\_\_\_\_ Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

As a licensed real estate broker / salesperson, I, \_\_\_\_\_,

wish to register my client: Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: H: \_\_\_\_\_ C: \_\_\_\_\_

I will attend all scheduled previews/showings my client attends, and the auction along with my client. If the property has been previously viewed by the client with an agent of Ohio Real Estate Auctions during Ohio Real Estate Auction's listing period and without the registering agent or brokerage present, that agent/brokerage will not be eligible to earn a commission. It is my understanding that a fee of 3% of high bid, excluding buyer's premium will be paid to the above listed real estate agency should my client be the successful bidder, pays for and closes on the property, and I have registered them prior to the auction. No oral registrations will be accepted. Registration must take place a minimum of **24 hours** in advance (no exceptions).

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify the Auctioneer, Ohio Real Estate Auctions LLC, and the Seller from any and all claims, costs or expenses, including reasonable attorney's fee, which may arise out of any actions or inactions or representations made by me or in connection with the sale of this property.

A prospective bidder that has previously been in contact with Ohio Real Estate Auctions LLC or the Seller concerning the subject property will not be eligible as a client for any Broker or Salesperson.

**THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS LISTED ABOVE.**

**AUCTION TERMS & CONDITIONS:**

Bidders enter into a legal, binding contract to purchase according to terms & conditions of the auction & the purchase contract.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to last bid to establish final contract price.

**SETTLEMENT:** \$3,000.00 deposit is due at close of auction. If buyer fails to close per terms of contract, deposit is non-refundable.

Closing must occur on or before 30 days of close of auction. Buyer pays for closing costs.

**NO WARRANTIES:** Property is being sold as is, where is, without warranties, representations or guarantees expressed or implied as to the quality, character or condition. Purchaser understands and agrees that they will not be receiving a residential property disclosure.

**NO CONTINGENCIES:** Purchase is not contingent on financing. Purchase is not contingent based on inspection. The buyer agrees to rely exclusively on his/her pre-auction personal inspection of the property.

**ADDITIONAL TERMS/CONDITIONS:** \_\_\_\_\_

OHIO REAL ESTATE AUCTIONS, AUCTIONEER & STAFF REPRESENT THE SELLER. AUCTION TERMS & CONDITIONS ARE THE WISHES OF THE SELLERS. ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER PRINTED MATERIAL.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

\_\_\_\_\_  
**BROKER OR SALESPERSON** **DATE**

\_\_\_\_\_  
**CLIENT OR BUYER** **DATE**

\_\_\_\_\_  
**AUTHORIZED AUCTIONEER** **DATE**