



Epic Auctions & Estate Sales, LLC

Buyer Agent Registration and Commission Agreement

For the following Property:
990 Decamp Rd, Leslie, MI 49251 & Vacant Lot

Broker Participation and Registration

Broker commissions will be paid to any licensed real estate broker whose client is the successful bidder. The buyer must pay and close on the property for the commission to be issued.

Requirements for Broker Participation and Commission

To qualify for a commission, the Buyer's Agent must comply with the following requirements:

1. **Client Registration:** The Buyer's Agent must register their client in writing by submitting a signed Affidavit via mail, email, or in person to the Auction Company at least 48 hours before the auction closes. The registration must occur before the client contacts the Auction Company or registers to bid online.
2. **Open House Attendance:** The Buyer's Agent must attend an open house with their client and sign in.
3. **Prior Contact Restriction:** If a client has had prior contact with Auction Company representatives or the Seller, the Buyer's Agent will not be eligible for a commission.
4. **Principal Exclusion:** No commission will be paid to any Broker/Agent participating as a principal in the purchase of the property or representing a spouse, child, parent, or sibling in the transaction.

Commission Structure

- The Buyer's Agent commission is **2% of the Client's final high bid amount**.
 - This commission will be funded through an **additional 2% Buyer's Premium**, paid by the Buyer in addition to their bid price.
 - Any earned commission shall be paid **only at or after closing** and only after Epic Auctions and Estate Sales, LLC has been paid in full.
 - Each Buyer Agent may register **only one client per auction**.
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Affidavit of Registration of Bidder and Buyer's Agent

(This Affidavit must be received and acknowledged by the Auction Company at least 48 hours prior to auction closure.)

The undersigned certifies and agrees to the following terms and conditions:

1. **Commission Payment:** A commission of 2% of the Bidder's high bid will be paid to the registered Buyer's Agent upon closing and receipt of all funds by Epic Auctions & Estate Sales, LLC.
2. **Eligibility:** Commission shall be paid **only to Brokers representing successful bidders** who close on the property.
3. **Open House Attendance:** **The Buyer's Agent must attend an Open House with their client and sign in to qualify for a commission.**
4. **No Secondary Bidders:** No commission will be paid to Brokers whose client is a secondary bidder and does not complete the purchase.
5. **Authorization Confirmation:** The Buyer Agent and Bidder certify that the Buyer Agent is authorized to represent the Bidder in this transaction.
6. **Principal Exclusion:** No commission will be paid to any Broker/Agent acting as a principal in the purchase or representing an immediate family member.
7. **Exclusive Seller Representation:** The Buyer acknowledges that **Epic Auctions & Estate Sales, LLC exclusively represents the Seller** in this transaction and does not act as a dual agent.
8. **Submission Timeline:** This form must be submitted **at least 48 hours before the auction closes** and before the client registers to bid or contacts the Auction Company.

Acknowledgment and Signatures

Date: _____

Bidder's Printed Full Name(s): _____

Bidder's Signature: _____

Buyer's Agent Printed Name: _____

Buyer's Agent Signature: _____

Company Represented: _____

License #: _____

Legal Compliance

This agreement is **binding and enforceable under Michigan law**. Any disputes arising from this agreement shall be governed by the laws of the State of Michigan.

EPIC AUCTIONS & ESTATE SALES, LLC

Form BPR

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