



BROKER REFERRAL AGREEMENT

This agreement by and between Lepi & Associates Real Estate Services, as Auctioneers, and _____, Broker, shall be valid from this date through ten (10) days after auction date for the property located at: _____

(name and address of owner), _____

legally described as _____.

Auctioneer will be responsible for planning the auction, marketing the auction, previewing the property, placing all signs on property, registering auction prospects, negotiating offers, writing contracts, depositing escrows, and expediting the closing.

Broker will be responsible for acting as a liaison with the Seller and providing any information about the property requested by the Auctioneer.

The Auction Agreement between Auctioneer and the Seller establishes a direct fiduciary relationship between Auctioneer and Seller. The agreement between Auctioneer and Seller replaces Broker's listing agreement with the Seller.

Auctioneer shall compensate Broker with a _____ share of the net commission proceeds after successful closing. If Broker receives an offer to purchase said property from a registered bidder following the auction, Auctioneer would be procuring cause and therefore shall be compensated with an equal share of Broker's commission upon closing. Auctioneer shall provide Broker with a list of registered bidders within 7 days following the auction.

Addendum:

Broker

Date

Auctioneer

Date