



BROKER REGISTRATION & COOPERATIVE/REFERRAL FORM

Property Address: _____

Auction Date & Time: _____

Pursuant to K.S.A. § 58-3076, a licensee or anyone on behalf of any such licensee or firm, whether licensed in this state or in another state shall not solicit a referral fee without reasonable cause. Reasonable cause shall not exist unless one of the following conditions exists: (1) An actual introduction of business has been made; (2) a contractual referral fee relationship exists; or (3) a contractual cooperative brokerage relationship exists.

Agent Name: _____

Agent Company: _____

Agent Email: _____ Agent Cell Phone: _____

Agency Relationship (please select one): _____ Buyer's Agent _____ Transaction Broker
_____ Designated Buyer's Agent

OFFICE USE ONLY

Date Received:

Time Received:

Date Approved:

Prospect Name and Entity (if applicable): _____

BROKER PARTICIPATION TERMS

1. This form must be fully completed and returned to McCurdy Real Estate & Auction, LLC ("McCurdy") prior to the prospect utilizing a McCurdy licensee for showings or registering to bid at the auction and, in any event, must be submitted no later than 5:00 p.m. (CST) the day prior to the auction. No oral broker/salesperson registration will be accepted.
2. The approved broker/salesperson must: (i) facilitate any showings or inspections of the property to the prospect; (ii) attend the auction with the prospect or assist the prospect if bidding online; and (iii) in the event that the prospect is the successful bidder at the auction, assist the prospect during contracting and ensure that broker/salesperson is correctly written into the contract.
3. The prospect must register and agree to the terms and conditions to receive a bidder number. A prospect may register with only one broker/salesperson. In the event multiple broker registrations are received for the same prospect, the earliest, completed form received will be honored.
4. Due to the nature of online auctions on the McCurdy bidding platform, broker/salesperson acknowledges that direct communication by McCurdy to the prospect is inevitable. Accordingly, broker/salesperson authorizes McCurdy to contact the prospect directly for the purpose of contracting, collecting earnest money, and coordinating the closing. McCurdy will make every reasonable effort to include the broker/salesperson at each step of the closing; however, broker/salesperson acknowledges this is not always feasible and authorizes McCurdy to proceed as outlined in this paragraph.
5. Commission will not be paid to any broker/salesperson whose license is inactive or has been suspended, revoked, or terminated by the Kansas Real Estate Commission.
6. The commission (3% of the top bid price) will be included on the HUD settlement statement and paid at closing.
7. Broker/salesperson agrees to abide by the National Association of REALTORS® Code of Ethics.
8. Broker/salesperson agrees not to solicit or interfere with existing McCurdy customer/client relationships while attending the auction, including, but not limited to, promotion of alternative properties.
9. Broker/salesperson is responsible for confirming receipt/approval of this form by McCurdy.
10. Broker/salesperson registering themselves as a bidder will be recognized; however, commission amount cannot be reduced from selling price.
11. If the above conditions have not been met, please have your Broker present any extenuating circumstances to McCurdy for further consideration.

Prospect Signature: _____ Date: _____

Referring Agent Signature: _____ Date: _____

Return Completed Form To: McCurdy Real Estate & Auction, LLC, 12041 E. 13th St. N., Wichita, Kansas 67206
Phone: (316) 867-3600 Fax: (316) 683-8822 Email: register@mccurdy.com