

# Advantage Land Company, LLC

## Broker Participation Terms

Property Title and ID Number: \_\_\_\_\_  
Ending Auction Date: \_\_\_\_\_, 20\_\_

- A 1% commission will be paid to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who actually closes and pays the total Contract Price and Closing Costs for this Property.
- To **EARN** the foregoing commission a broker must:
- Register their Buyer/Bidder by filling out the Broker Participation form in full and fax, e-mail or mail it to Advantage Land Company, LLC **to be received no later than 1 business day prior to the day the specified auction starts.** Send form to:
  - MAIL: Advantage Land Company, LLC  
PO Box 520  
Brookings, SD 57006
  - E-MAIL: [Info@advantagelandco.com](mailto:Info@advantagelandco.com)
  - FAX: 605.692.2526

The registration form must include both the Broker and the Buyer/Bidders' signatures. It will be the responsibility of the Broker to verify receipt by Advantage Land Company, LLC of the registration at 605.692.2525. It is highly recommended that the Broker show the property in person to his Buyer/Bidder.

- Register your Buyer/Bidder on Advantage Land Company, LLC website at [www.advantagelandco.com](http://www.advantagelandco.com).
- Collect the Buyer/Bidder(s) bidding fee and forward to Advantage Land Company, LLC trust account. Either mail to Advantage Land Company, LLC or call 605.692.2525 for wiring instructions.
- The Broker/agent or Buyer/Bidder(s) must give a reasonable opening bid acceptable to Advantage Land Company, LLC. At an online auction, this bid must be submitted the first day the auction is open for bidding. If multiple brokers, the second broker simply must bid over and above the current bid the first day the auction is open for bidding.
- Broker/agent agrees that Broker/agent will not claim any exceptions to the foregoing procedures.
- Broker/agent agrees that no oral registration will qualify Broker/agent for commission.
- Broker/agent agrees that if total commission is reduced through negotiations, that the reduced commission amount will be deducted from both cooperating brokers equally.
- Broker/agent agrees that Broker/agent's commission will be due upon closing of the purchase by his Buyer/Bidder with all considerations paid in full.
- Broker/agent agrees that commission will ONLY be paid at time of closing and will be dispersed by Escrow Agent.
- Broker/agent agrees that he shall hold harmless and indemnify Advantage Land Company, LLC, including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker/agent must attach a copy of these terms, executed by the Broker/agent below, with registration fee.

**I agree to the terms set forth herein.**

Broker/Agent Name: \_\_\_\_\_ Broker/Agent Signature: \_\_\_\_\_

Broker/Agents Initials: \_\_\_\_\_ Date: \_\_\_\_\_

# Advantage Land Company, LLC

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

Name of Company: \_\_\_\_\_

Name of Sales Associate: \_\_\_\_\_

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

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

Phone Number: \_\_\_\_\_

Bidder Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_

\_\_\_\_\_  
Signature of Broker

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Bidder/Buyer

\_\_\_\_\_  
Date

\*\*\* Bidder/Buyer acknowledges that he understands the Broker Participation Terms and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction; said Broker will receive a commission from the sale.