

Agreement

This Agreement MUST be completed **and** received by Weichert, Realtors-Market Edge at least twenty-four (24) hours prior to the start time of the auction. Forms may be emailed to hunter@weichertmarketedge.com. Receipt is not guaranteed, so please follow up with a call to our office, Weichert, Realtors-Market Edge at 870 743 5555.

The parties are identified as follows:

Sales Associate: _____
Phone #: _____

Company: _____
Sales Associate Email: _____

Broker Name: _____
Phone #: _____

Company Address: _____
Broker Email: _____

Bidder's Name: _____
Phone #: _____

Client's Address: _____
Client's Email: _____

The above Broker/Sales Associate is registering the above Bidder as a potential buyer of the following real property being sold at auction by Weichert, Realtors-Market Edge:

Now therefore, for good and valuable consideration, which the parties acknowledge is sufficient, the parties agree to the terms of this Agreement.

Weichert, Realtors-Market Edge hereby agrees to pay at Closing to the above-named Broker a commission of _____% of the Net Buyer's Premium paid, provided all the following terms and conditions are met.

1. Bidder is the successful bidder who closes on the terms of the contract, including closing within 45 days of the effective contract date, unless the parties mutually agree to extend the closing date or if closing date is extended for no fault of the client.
2. Bidder must be registered with Weichert, Realtors-Market Edge 24 hours prior to Auction as described above.
3. Broker/Sales Associate must attend the Auction with the Bidder if the Bidder is bidding in-person at the live auction.
4. The Bidder, along with the Broker/Sales Associate, must fully complete and execute a Bidder Registration Form on the day of the Auction or be registered online with all registration requirements met.
5. No oral registrations will be accepted.
6. If the Bidder has previously been in direct contact with a representative from Weichert, Realtors-Market Edge concerning the subject property, the cooperative Broker/Sales Associate will not qualify for a commission unless there is an existing agency agreement with the cooperative Broker/Agent. If the Sales Associate, Broker, or Bidder is unsure whether this applies to Bidder, they are encouraged to contact Weichert, Realtors-Market Edge prior to the auction date to confirm this.
7. No Exceptions to these terms and conditions.

Broker, Sales Associate, and Bidder state that they have an underlying contract between them which outlines the parties' rights and responsibilities. Weichert, Realtors-Market Edge has not reviewed this contract.

Each property is sold on an "AS-IS, WHERE-IS" basis. All inspections must be completed prior to the Auction. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason. Announcements made from the podium at the time of the Sale will take precedence over all printed material.

BUYER'S PREMIUM: If the Bidder is the successful Bidder, they, or their Sales Associate or Broker, must sign the Weichert, Realtors-Market Edge Offer to Purchase Contract on the date of the auction.

There will be a Buyer's Premium equal to ten percent (10%) of the last and highest Bid added to the last and highest Bid to establish the actual Sale Price on the Offer to Purchase Contract. Bidder understands this.

An Earnest Money Deposit as required in the Terms and Conditions and on the Offer to Purchase Contract shall be paid by the Bidder on or before 9/19/2026 and deposited into an Escrow Account with Weichert, Realtors-Market Edge on the date of the auction.

Weichert, Realtors-Market Edge is specifically disclosing to the Bidder that paying this Buyer's Premium does not create an Agency relationship with the Bidder and the Bidder acknowledges Weichert, Realtors-Market Edge does not represent Bidder unless the parties have signed a separate agreement regarding the same.

Weichert, Realtors-Market Edge, solely, shall have full and complete control of negotiations with the Seller in regard to commissions earned and to be received and the Commission Fee Scale will be based on that figure. The signatures below indicate acceptance of the above terms and conditions.

Sims Family Auctions is conducting the auction. Hunter Sims of Sims Family Auctions is a licensed agent of Weichert, Realtors-Market Edge and represents the seller of the property.

WEICHERT, REALTORS-MARKET EDGE

By: _____
Weichert Broker

_____ Date

BIDDER

By: _____
Bidders Agent

_____ Date

