



## Broker/Agent Registration

**Address 554 Merlin Rd., Phoenixville PA 19460**

**County Chester, PA**

**Tax ID # 26-04-0085**

**Auction Date: September 23, 2025 4PM**

### Checklist for submission:

- ☐ Signed Bidder Terms and Conditions
- ☐ Completed and Signed Broker/Agent Registration
- ☐ Certified Funds payable to Alderfer Auction

By registering to bid in this Auction, I acknowledge and agree to the Terms and Conditions of Sale as set forth in the BIDDER TERMS AND CONDITIONS.

### Partial Auction Terms:

- Submission of this form must be accompanied by a deposit of Ten Thousand Dollars (\$10,000) in certified funds or cash. If this form is submitted electronically the deposit must be delivered to Alderfer Auction within 24 hours of the submission or by the end of the first business day following the submission. The deposit will be held by Alderfer Auction until the day of auction. If your client is attending the LIVE auction, he/she can bring the certified funds on auction day.
- The balance of the purchase price will be due at settlement. Settlement to occur on or before November 7, 2025.
- A Buyer's Premium of 10% will be added to the winning bid/hammer price. The winning bid/hammer price plus the 10% Buyer's Premium will equal the total purchase price.
- The Real Estate Transfer Tax will be calculated based on the purchase price and divided equally between Buyer and Seller.

- Alderfer Auction will pay 2 ½ % commission to the real estate brokerage securing the winning bidder. The 2 ½ % commission is calculated on the opening bid submitted on this signed Broker/Agent Registration form. This form must be submitted to Alderfer Auction a minimum of 24 hours prior to start of the live auction. All submitted bids will be executed at the auction. If duplicate bids are received, the earliest bid submitted at that bid price will be executed. All bidders may continue to bid above their opening bid at the live auction, however, commission will be paid on the opening bid listed below.
- No participation fee will be earned or paid if the buyer is a Broker, Realtor, or other Real Estate Professional licensed in the Commonwealth of Pennsylvania.
- In compliance with NAR, August 2024 and broker payments.

Opening Bid: \_\_\_\_\_

**\*Opening Bid is the bid price and DOES NOT include 10% Buyers Premium which will be added to the final bid price to determine the total purchase price of the home. If no opening bid is provided above, the 2.5% realtor commission will be paid on the minimum published reserve.**

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

Bidder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Full Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Telephone Number: \_\_\_\_\_

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

Office Name: \_\_\_\_\_

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

## Alderfer Auction

Received by/Date/Time \_\_\_\_\_

Please submit required documentation and deposit to:

Sherry Russell

Alderfer Auction

501 Fairgrounds Road

Hatfield, PA 19440

[Sherry@AlderferAuction.com](mailto:Sherry@AlderferAuction.com)

Wire transfer information provided upon request.