



Chelf Auction & Realty
713 Sturbridge Ct.
Bowling Green, KY 42103

Selling Online
188 Somersly Place
Lexington, Kentucky 40515

2% Commission at Settlement for Properly Registering the Successful High Bidder

Requirements for Cooperating Agents and Their Brokerage Firms Producing a Buyer

1. Realtors/Brokers/Agents must be licensed in Kentucky.
2. Before bidding agents need to notify Chelf Auction and Realty of their buyer's intentions to bid on the property.
3. For online bidding buyers will be required to register at: www.ChelfOnline.com.
4. Agent Participation: Before placing bids online, the buyer's agent is required to register with Chelf Auction and Realty at: info@ChelfAuction.com or text information to: 270-791-5021, include buyer's name and provide contact information. Note: If a buyer has already registered to bid or has already placed bids agents are not entitled to compensation. Only the successful buyer's agent and their brokerage firm will be compensated at closing. If the buyer fails to close on the real estate transaction the buyer's agent agrees he/she will not be compensated.
5. Cooperating agents must show the property to the buyer's by attending open houses or independently scheduling a showing time, assist with documents, signatures, closing procedures, and attend the closing.
6. Only the registered buyer may bid using their online account, unless Chelf Auction & Realty has been notified by the buyer of agent's authorization to bid on their behalf using the buyer's account.
7. The successful buyer will be required to sign a Uniform Sales and Purchase Contract provided by Chelf Auction and Realty in its prepared form.
8. Commission will be paid at closing, and calculated on the High Bid Amount. Agents and/or sales associates within their firm registered as buyers, and bidding on their own behalf will not be eligible for compensation.

The cooperating broker/agent acknowledges and agrees to these requirements.

Co-op Broker/Agent

Date/Time

Co-op Brokerage Company/Principal Broker

David Chelf Real Estate Broker

Date/Time