

Broker Registration Form

Max Spann Real Estate & Auction Company
In Cooperation with JJ Manning Auctioneers, Yarmouthport, MA

Registration of Real Estate Broker and Client for Auction On:

Property Address: 1 Lattington Road and 77 Crescent Beach Road, Glen Cove, NY, Long Island

Please Print Information

Name of Real Estate Broker or Salesperson: _____

Broker's License #: _____ Expiration Date: _____ State of Issue: _____

Name of Broker/Firm _____ Tax I.D.# _____

License #: _____ Expiration Date: _____ Phone # _____ Email: _____

Address: _____

Name of Client: _____ Phone # _____

Address of Client: _____

The above named Real Estate Broker or Salesperson is my Agent for this Real Estate Auction.

Client's Signature

Date

BROKER PARTICIPATION TERMS

A 2% commission of the bid amount will be paid to the New York licensed Real Estate Broker whose registered buyer pays for, closes title, and settles in full for any property sold in the auction under the following terms and conditions.

Broker Must:

- Register the prospective buyer for the specific property prior to any inspection of the property by the buyer. Registration must be received at the offices of Max Spann Auction Company, 1325 Route 31 South, Annandale, NJ 08801 by close of business day **(5:00 p.m.) on Monday, July 12, 2021**. Registration Form must be signed by both the prospective buyer and the broker and completed in its entirety.
- Accompany and sign-in with the prospect at any inspection of the property.
- Register, attend, and bid with, or for, the prospect. Sign all necessary documents at the Auction.
- **No Broker** will be recognized for a prospect who was previously contacted by or has directly contacted Max Spann Auction Company. Commissions will be paid only upon closing and receipt of commissions by Max Spann Auction Company. A complete registration file on all prospects will be maintained. All Registrations accepted by Max Spann Auction Company will be acknowledged in writing and available at the auction registration desk.
- **No commission** will be paid to any Broker or Agent participating as a Principal or on behalf of the Broker/Agent's Principal in the purchase of the Property or by any member of the Agent's immediate family. An Affidavit may be required that the Broker is serving only as a Broker and not as a principal.
- Only the first Agent registering a prospective buyer will be honored.
- Broker acknowledges that they are representing their client as a "Buyers Broker" only.
- There can be no exceptions to the procedure and no verbal registration will be accepted. Procedures for Broker qualifications as here outlined will be strictly enforced. No one is authorized to make exceptions to these rules.

The Broker Registration Form must be completed in its entirety or it will not be accepted.

Agent/Broker Signature

Date

Max Spann Auction Co. – P.O. Box 4992, Clinton, NJ 08809
Phone – 908-735-9191 Toll Free 888-299-1438 Fax 908-735-7128

Max Spann Real Estate & Auction Co.
In Cooperation with JJ Manning Auctioneers, Yarmouthport, MA

Bidder Registration
Auction Date: July 14, 2021 Online

1 Lattington Road, Glen Cove, NY, Long Island

77 Crescent Beach Road, Glen Cove, NY, Long Island

Please Print Information

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Home Phone: _____ Day Phone: _____

Bidder's Acknowledgment

I, the undersigned, agree to the following terms and conditions, should I be the high bidder.

Auction Day Requirements:

1. **All bidders must be pre-registered.** A \$100,000 deposit (per property) must be placed into Max Spann Real Estate & Auction Co. escrow account prior to bidding. I understand that if I am the High Bidder and fail to submit my full deposit as required within the time frames outlined, a Default Fee of \$100,000 will be charged and will be non-refundable. If you are not the high bidder said deposit will be promptly returned.
2. High Bidder is required to deposit the balance of the 10% of the total contract amount into the escrow account by end of business day. The high bidder is required to enter into an Agreement of Sale immediately at the end of the auction. The Successful Bidder shall not be permitted to withdraw his/her/its bid. A 10% Buyer's Premium will be added to the bid price and become the final Contract Price. The property is being sold subject to Seller's Confirmation and Acceptance.
3. I have read the terms of this sale posted on the premises, printed in the Property Information Package (PIP) and said terms are incorporated herein by reference, as are any public announcements made sale day. I agree to review the Property Information Package including the Contract of Sale prior to bidding at the Auction.
4. If any check given in payment is not honored for any reason, I agree, whether said check be signed by me as maker or endorser, that if such check is placed in the hands of any attorney for collection, to pay all reasonable attorney's fees, together with all costs of suit in the event is instituted.
5. Auctioneer reserves the right to add or delete property from this auction or to alter the order of sale from that published herein. Failure to inspect property prior to auction does not relieve purchaser of contractual obligations of purchase. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ALL ADVERTISING OR PREVIOUSLY STATED TERMS. Auctioneer is providing Internet bidding as a service to Buyer using a Third-Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.
6. Bidder represents warrants and acknowledges that the property is being auctioned by Max Spann Real Estate & Auction Co. ("Spann") in an "**AS IS**" and "**WHERE IS**" condition subject to all faults, and specifically and expressly without any warranties, representations or guarantees, either express or implied, of any kind, nature, or type whatsoever from Spann in its own capacity or as the agent, servant or employee of the seller of the property. Bidder further acknowledges that Spann has not made any independent investigation of the condition of the property or examined, verified or confirmed the validity of any information, documents, literature, maps or sketches, pro-forms, or any other written documents provided in the Property Information Packet. Bidder also acknowledges that this sale is **not** subject to a three-day attorney review period.
7. Bidder and Bidder's heirs, transferees, administrators, personal representatives, trustees, successors and assigns, forever waive, release, discharge and hold Spann harmless, from any claim it has, might have had, or may have against Spann with respect to:
 - a. The condition of the Premises, either patent or latent, of any nature whatsoever, including environmental contamination;
 - b. Buyer's ability or inability to obtain or maintain building permits, temporary or final certificates of occupancy or other licenses for the use or operation of the Premises, and/or certificates of compliance for the Premises;
 - c. The actual or potential income or profits to be derived from the Premises;
 - d. Any other state of facts which exist with respect to the Premises which at the time of closing were not the subject of actual knowledge on the part of Seller.

By signing below, I agree to terms and conditions.

Signature: _____ Date: _____

P.O. Box 4992, Clinton, NJ 08809
Phone: (908) 735-9191 Fax: (908) 735-7128
Email: auctions@maxspann.com
Website: www.maxspann.com