



Broker/Client Registration Form

To earn the commission referenced below, the broker must do all of the following:

- Complete this form with buyer and broker/agent signatures
- Return completed form prior to the day of the auction (rich@warnerrealtors.com) or fax to 856-769-1771)

NOTE: Broker/Sales Associates acting as principals are not eligible for this commission

The listed brokerage firm and Broker/Sales Associate hereby register their client listed below as a potential purchaser of the following Warner Real Estate & Auction Company, Inc. property:

Broker Company Name: _____

Broker Name: _____

Broker Address: (Street/City/State/Zip) _____

Broker Phone: _____ Broker Fax: _____

Broker Email: _____

Prospective Buyer Name: _____

Prospective Buyer Company: _____

Prospective Buyer Address: (Street/City/State/Zip) _____

By signing below, the registering Broker/Sales Associate and the Client/Bidder acknowledge and agree to the following with regard to the terms and conditions of the sale of the above identified property:

- The registering Broker will be paid a commission in accordance with the terms and conditions of the auction, if the above Client is the successful bidder who pays for and closes on the property
- The Client must acknowledge representation by signing this Registration Form
- Only one registering Broker per Client will be compensated
- If online auction, completed Registration Form **must be received prior to the commencement of the online auction for the property**
- The Client shall hold harmless and indemnify Warner Real Estate & Auction, agent for the Seller, and the Seller from any and all claims, costs or expenses, including reasonable attorney's fees, which may arise out of any actions or inactions or representations made by their Broker/Sales Associate in connection with the sale of this property
- All of the above conditions must be met for the registering Broker to qualify for this commission
- ***I hereby represent and warrant that I am, (1) a duly licensed real estate Broker/Agent (2) serving only as a Broker in this transaction, not as a principal; and (3) my Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family.***

The above Brokerage Firm and Broker/Sales Associate represent their Client, a potential buyer, and not the Seller.

Email the completed form to Rich@WarnerRealtors.com or fax to 856-769-1771 no later than 5:00 p.m. 8/4/2020

Broker/Associate

Client

Printed Name

Printed Name

Date: _____



Online Bidder Registration Instructions

ONLINE REAL ESTATE AUCTION

Start Date: Thursday, July 30th, 2020 @ 8:00 A.M. E.T.

End Date: Wednesday, August 5th, 2020 @ 10:15 A.M. E.T.

244 Fort Dix Road, Pemberton Township, NJ 08068

The following are guided instructions to assist an Online Bidder in order to participate in the Online Auction.

1. Download from www.WarnerRealtors.com the Online Bidder Registration Package which includes the following documents;
 - a. Online Bidder Registration Form
 - b. Online Bidder Contract
2. Complete, sign and date the Online Bidder Registration Form.
3. Complete, sign and date the Online Bidder Contract.
4. Bidders **must** show proof of funds in an amount not less than \$10,000 which may represent a portion of the required Deposit.
5. Retain copies of the above documents for your file.
6. **Return the two (2) executed documents and a copy of your valid State issued Driver's License or a valid Passport no later than 5:00 P.M. E.T., Tuesday, August 4th, 2020 to Auctioneer, 53 East Avenue, Woodstown, NJ 08098; Facsimile: 856-769-1771; Email: Rich@WarnerRealtors.com**
7. Once all the required documents and the online registration are verified by Auctioneer, you will be notified of your approved access to bid.
8. **If you are declared the successful Bidder, you will immediately be required to execute the Real Estate Sales Contract ("Contract") via facsimile or electronic delivery and return same to our office along with the required deposit by 12:00 p.m., August 6th, 2020.**



ONLINE BIDDER REGISTRATION FORM

ONLINE REAL ESTATE AUCTION

Start Date: Thursday, July 30th, 2020 @ 8:00 A.M. E.T.

End Date: Wednesday, August 5th, 2020 @ 10:15 A.M. E.T.

244 Fort Dix Road, Pemberton Township, NJ 08068

Name:	
Company Name (if applicable):	
Company Address:	
City, State, & Zip:	
City, Country & Country Code (if outside the U.S.):	
Residential Address:	
City, State & Zip:	
City, Country & Country Code (if outside the U.S.):	
Valid State Issued Driver's License No. or Passport (Copy of License or Passport Required):	
Contact Phone:	Facsimile:
Email:	
Entity in which Bidder will take Title:	
Marital Status:	
Bidder's Signature:	Date:
How did you hear about Auction:	



ONLINE BIDDER CONTRACT

ONLINE REAL ESTATE AUCTION

Start Date: Thursday, July 30th, 2020 @ 8:00 A.M. E.T.

End Date: Wednesday, August 5th, 2020 @ 10:15 A.M. E.T.

244 Fort Dix Road, Pemberton Township, NJ 08068

Please carefully review this Online Bidder Contract ("Contract") and the Property Information Packet ("PIP"). You must follow instructions for the required proof of Escrow Deposit, execute this Contract and send to Auctioneer, 53 East Avenue, Woodstown, NJ 08098; Facsimile: 856-769-1771; Email: Rich@WarnerRealtors.com, in order for you to be able to participate as qualified online Bidder in this Online Auction. **All executed documents and the required proof of Escrow Deposit to be received no later than 5:00 P.M., E.T., Tuesday, August 4th, 2020.**

This is a Contract entered into by and between the Bidder ("Bidder") whose name is identified below and the Auctioneer.

1. All registration information the Bidder provides to Auctioneer shall be current, complete, and accurate. Bidder must be 21 years of age or older. Bidder agrees not to use any device, software or routine to interfere or attempt to interfere with the proper working of any transaction being conducted during this Online Auction.
2. Bidder agrees not to retract its offer(s). The successful Bidder is legally bound to purchase the Property awarded in accordance with his/her bid, the Terms, the Real Estate Sales Contract and all other Federal and State Regulations governing contracts for the purchase of real property. Unilateral conditions asserted by any Bidder will not be accepted.
3. Auctioneer reserves the right, for any reason, in its sole discretion, to terminate, change or suspend any aspect of this Online Auction.
4. Disputes Between Bidders – If a dispute arises between two or more Bidders, Auctioneer reserves the right to reopen the bidding. Auctioneer's designation of the successful Bidder shall be final.
5. Termination: This Contract constitutes a binding agreement between Bidder and Auctioneer until terminated by Auctioneer, which Auctioneer may do at any time, without notice, in Auctioneer's sole discretion. If Bidder dissatisfaction occurs with this Online Auction in any way, Bidder's only recourse is to immediately discontinue use of this Online Auction. Auctioneer reserves the right to terminate Bidder registration and use of this Online Auction, and impose limits on certain features of this Online Auction or restrict bidder access to, or use of, part or the entire Online Auction without notice or penalty.
6. Hold Harmless – Auctioneer cannot, and will not, be held responsible for any interruption in service, errors, and/or omissions, caused by any means, therefore they cannot guarantee continual, uninterrupted or error free service as the website could be interfered with by means out of Auctioneer's control. Bidder acknowledges that this Online Auction is conducted electronically and relies on hardware and software that may malfunction without warning. The Auctioneer may void any sale, temporarily suspend bidding and re-sell the Property that was affected by any malfunction. The decision of the Auctioneer is final.
7. Property Inspection: The Bidder is invited, urged and cautioned to inspect the Property prior to submitting any bid. **Failure to inspect the Property shall not constitute cause for cancellation of sale.**
8. OFFICE OF FOREIGN ASSETS CONTROL (OFAC) COMPLIANCE: All bidders are subject to providing appropriate government identification that includes full legal name and date of birth. In addition, all bidders are subject to being required to disclose their place of birth. By providing this information bidders agree to allow Seller to perform a search of the Specially Designated Nationals List, Blocked Persons List and Sanctioned Country List provided by the United States Office of Foreign Assets Control. Seller reserves the right to reject any bidder from registration after this search has been completed. By registering all bidders agree to abide by all the Terms of Sale.
9. The Bidder agrees that, should they be the successful Bidder on the Property, all information regarding the transaction may be published on the Auctioneer's website per the Electronic Freedom of Information Act Amendments of 1996 (5 U.S.C. 522(2000)).

Name:			
Address:			
City, State, Zip:			
City, Country, Country Code (if outside the U.S.)			
Contact Telephone:		Email Address:	

I hereby acknowledge and accept the above terms of this Online Bidding Contract and agree to comply with same. Facsimile and electronic signatures of the parties to this Contract shall be treated as original signatures.

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Signature of Acceptance

Date