

**PMM AUCTION  
PARTICIPATING CO-BROKER'S AGREEMENT**

AUCTION: PMM Auction, Rosharon, Texas

AUCTION DATE: Friday, December 19, 2014

BROKERAGE COMPANY NAME: \_\_\_\_\_

BROKERAGE LICENSE NUMBER: \_\_\_\_\_

BROKER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ST. \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: (    ) \_\_\_\_\_ Fax: (    ) \_\_\_\_\_

E-MAIL: \_\_\_\_\_

NAME OF CUSTOMER: \_\_\_\_\_

To qualify for a Two (2) % Co-broker's commission, the Co-broker must show the property and the Co-broker's registered customer must be the high bidder, and **close** on the real estate being auctioned. Further, the Co-broker must be an active, duly licensed Texas real estate broker, not prohibited by law, or Seller's policies and regulations from participating. In the event the selling broker is already negotiating with Buyer, then this agreement will not be honored.

In the case of multiple registrations of the same prospect by different brokers, the first registration received **(as per time accepted by Emerson Clay Larkin, Jr. Texas Broker, signed below)** and **signed by the customer and co-broker** will be recognized. The co-broker must attend the auction with the prospective bidder. If a co-broker has not met all of the requirements, no commission will be paid, even if its prospect purchases the property. **Co-broker assumes and accepts all responsibility and liability for the Buyer's due diligence.**

By signing below, we certify that we both have read the above terms and conditions of this registration, the terms and conditions of the auction and the due diligence package (if any), and agree to defend and hold Emerson Clay Larkin, Jr., broker, harmless if there is a claim by any other broker with this prospective bidder/buyer.

Broker must receive this registration notice by cut off date; there are no provisions for deadline extensions.

**FAX OR EMAIL THIS DOCUMENT TO:** Emerson Clay Larkin, Jr., Broker at 210-344-4258 before cut off date of Thursday, December 18, 2014 5:00 P.M. or scan and email to broker at eclarkin@gulfcoastpub.com

**CUSTOMER AND CO-BROKER MUST SIGN BELOW FOR THIS AGREEMENT TO BE VALID**

By: \_\_\_\_\_ Date/Time: \_\_\_\_\_  
Co-Broker

By: \_\_\_\_\_ Date/Time: \_\_\_\_\_  
Customer

Received and Acknowledged by: Emerson Clay Larkin, Jr.

By: \_\_\_\_\_ Date/Time \_\_\_\_\_  
Larkin or Company Agent

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