

# Auction Education

## Bidder Awareness Seminar & Broker Participation Info

### WHO SHOULD ATTEND?

We encourage everyone to attend including the curious to serious, realtors and non-realtors; Anyone is welcome! This is your opportunity to learn about Our Live and Online Auctions.

[Read More Page 3](#)



## Broker / Agents Participation Requirements & Auction Information

### Why Brokers and Agents Should Attend Bidder Education Seminar?

1. Earn Commissions with Qualified Buyers
2. Gain Knowledge of All Properties
3. Better Understand the Auction Process & Requirements
4. Learn about High Bidder Choice & Auction Day Order of Sale

### Is the Broker Participation Form Required to Attend the Auction?

Signed & Completed Broker Participation forms are due 48 Hours Prior to the Live Auction Date in Advance. Anyone who attends the auction can register; but Brokers/Agents will be prohibited from registering customers if the Broker Participation form was not submitted 48 hours in advance.

### Important Dates

- June 7 **Education:** 2pm Bidder Awareness Seminar  
Gwinnett Auction  
Location on Scenic Hwy
- June 8 **Auction:** Gwinnett; Scenic Hwy & Sugarloaf Pkwy in Lawrenceville GA – 10am
- June 8 **Education:** Bidder Awareness Seminar @ 6pm at 65 E May, St., Winder, GA
- June 9 **Auction:** 10am @ Winder Community Center; 113 E Athens St, Winder GA
- June 10 **Education:** 2pm Bidder Awareness Seminar /Farm @ Double Bridges Rd, Winder, GA
- June 11 **Auction:** Double Bridges Road, Winder, GA @ 10am



United Country Community Partners Realty

In Cooperation with

United Country Certified Real Estate



## How Are Commissions Paid?

The Broker Participation Form has a commission structure for all Brokers/Agents in compliance with the Broker Participation Form requirements.

- ✓ All Commissions will be paid to a Broker/Agents that have successfully registered a qualified customer – winning bidder
- ✓ All Commissions will be based on High Bid placed during the auction
- ✓ All Commissions will be paid at Closing



### AUCTION DAY SPECIAL EXCEPTIONS:

Exception for ANY Rule can only be addressed or changed by the Auctioneer. Failure to abide by Guidelines may result in forfeiture of commissions.

## Should Your Customer View the Property?

YES, all properties will sell “AS IS” – at the end of bidding the High Bidder is awarded the property with payment per the Terms & Conditions. There will be NO Due diligence period AFTER the Auctioneer Final Gavel Call. Full Terms & Conditions are available for download at [CertifiedBankOwned.com](http://CertifiedBankOwned.com)

## Can I Register My Customer to Bid Online?

YES; however all Rules Apply and bidding requirements must be met before bidding. Online Bidding may require advance deposits prior to the end of bidding. Bidder is advised to look at each property prior to bidding.

Broker/Agents must insure their customer is qualified, registered and understands all bidding procedures. Each party MUST register online and submit necessary attachments within timeframes.

Visit [OnlineOnlyAuctions.com](http://OnlineOnlyAuctions.com) to Review Current Bids, Read Terms & Conditions and Register to Bid Online for this Auction Event!



# Bidder Awareness Seminar Information

## Who Should Attend the Bidder Seminar?

We encourage EVERYONE and ANYONE who plans on attending or participating in the Auction Event to include Realtors, Brokers, Private Bidders, Non-Professionals, First Time Auction Guests & Experienced Bidders.



*Commercial, Residential  
Farm Land & Acreage  
Spanning 8 GA Counties*

The Auction Awareness Seminar is our opportunity prior to the auction to educate bidders on:

- Auction Property Inventory
- Order of Sale
- High Bidders Choice
- Bidder Procedures
- Qualifications to Bid Online
- Qualifications to Bid at Live Event
- What is Due Diligence?
- Question & Answer Session

### Contact US:

Sign-up for Auction Updates at:  
[CertifiedBankOwned.com](http://CertifiedBankOwned.com)

Email: [Info@UCCRE.com](mailto:Info@UCCRE.com)

Call Us: 800-711-9175

Myers Jackson/Auctioneer GAL3056

## Bidder Awareness Seminar Dates, Times & Locations:

### Auction Bidder Awareness Seminar #1

**When:** Tuesday, June 7<sup>th</sup> at 2:00 pm

**Where:** Scenic Hwy & Sugarloaf Pkwy,  
Gwinnett County in Lawrenceville, Georgia;  
Look for the Blue & White Auction Tent

### Auction Bidder Awareness Seminar #2

**When:** Wednesday, June 8<sup>th</sup> at 6:00 pm

**Where:** 65 E May Street, Winder, GA

### Auction Bidder Awareness Seminar #3

**When:** Friday, June 10<sup>th</sup> at 2:00 pm

**Where:** On-Site at Double Bridges Road in  
Barrow County, Winder, GA at the Farm; Look  
for the Blue & White Auction Tent



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**BROKER PARTICIPATION FORM**

For Property Auction: **REO Multi-Property Auction Series Athens-Atlanta Metro Area**

**Address /Description:** \_\_\_\_\_

Auction Dates: **June 8, 9 & 11, 2011** Broker Registration Deadline: 48 Hours prior to last business day before auction  
 \*\*\*\*\*Fill out and submit a Broker Participation form one for each property\*\*\*\*\*

\_\_\_\_\_ (Broker's Name) wishes to register  
 \_\_\_\_\_ (Buyer) for property being offered in the  
 auction indicated above. The broker/agent shall be deemed to have earned a commission (not to exceed 2% of the bid price) if all of the following conditions have been met:

1. Broker must be licensed in the State of which the auction property is located.
2. Broker/agent registers 48 hours prior to last business day before the auction by 5:00 p.m. in order to submit a bid.
3. Broker/agent shows the property to client prior to the auction and attends bidder seminars/open houses.
4. Broker/agent attends the auction with client and remains with the client until contracting is complete.
5. Broker/agent's client is the high bidder, places required deposit and signs real estate sales contract.
6. Broker/agent is not acting as a principal in this transaction.
7. Broker/agent shall not be entitled to said commission on account of any sale to an entity of which (or an affiliate if which) the broker is a principal, employee, affiliate or immediate family member.
8. Broker agrees that he/she shall hold harmless and indemnify attorney's fees, from any and all claims with regard to such commission. Broker must attach a copy of these terms, executed by the Broker below, with each registration.
9. Broker/agent's client closes the transaction in full in terms under the contract.
10. Broker/agent states Agency Relationship to buyer in writing upon registration.
11. Broker/agent agrees that he/she will not claim any exceptions to the foregoing procedures.
12. Attend Bidder Awareness Seminars Offered on June 7<sup>th</sup> and June 10<sup>th</sup>.

\_\_\_\_\_  
 Client Name

\_\_\_\_\_  
 Broker's Firm Name

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 Real Estate License Number

\_\_\_\_\_  
 City, State, Zip

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 City, State, Zip

\_\_\_\_\_  
 Email Address

\_\_\_\_\_  
 Phone

\_\_\_\_\_  
 Client Signature

\_\_\_\_\_  
 Email Address

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Broker/Agent Signature

Agency Relationship to customer/client: \_\_\_\_\_

\_\_\_\_\_  
 Date

The Broker will be paid 2% of the high bid upon a successful closing transaction for individual tracts, combination of tracts, or properties as a whole.

Prior customers of United Country Certified Real Estate may not qualify for Broker Cooperation Registration.