



373 BOYLSTON STREET
NEWTON, MA 02459

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BUYER'S BROKER PARTICIPATION REGISTRATION FORM

Please complete and return to: Stanley J. Paine Co., Inc. 373 Boylston Street,
Newton, MA 02459 or Fax to 617.928.9806

RE: Auction Property Description: One Watermill Place, Unit 528, Arlington, MA
02476

I wish to register my Client for your Buyer's Broker Participation Program for the
above-referenced auction.

Client: _____

Client Address: _____

Broker/Salesperson: _____

Real Estate Firm _____

Address: _____

Phone: _____

Fax Number: _____

Is the Real Estate Firm a Corporation? Yes _____ No _____

If Yes, Federal ID# _____

Social Security # _____

I, _____, understand and agree to the
following:

(please print name of licensed Broker/Salesperson)

- 1. That I certify that I am duly licensed by the State of Massachusetts as a real estate Broker/Salesperson.**
- 2. That I am representing the Buyer, not the Seller, in the above-referenced auction and agree that I shall indemnify and hold harmless Seller and Stanley J. Paine Co., Inc. from any and all claims, costs and expenses, including attorney's fees, arising out of any acts performed or representations made by myself in connection with the purchase and sale of the above-referenced property purchased at auction or otherwise.**
- 3. That I will receive a 2% commission on the hammer price, after the closing for registering the successful Bidder listed above who pays for and closes on the property.**
- 4. That I must register my Client no later than 48 hours before the date and time of the auction.**
- 5. That I must attend a scheduled open house (if one is permitted) and sign in with my Client.**
- 6. That I must attend the auction and sign the auction registration form with my Client and also be present during the signing of the Purchase & Sale Agreement.**
- 7. No commission on the property will be paid to any Buyer's Broker/Salesperson participating in the purchase of any auction property, and an affidavit may be required that the Broker/Salesperson is serving only as a Broker/Salesperson and not as a principal in any capacity.**
- 8. That there can be no exceptions to this procedure and no oral registrations will be accepted.**
- 9. If my client is on the Stanley J. Paine Co., Inc. mailing list or called Stanley J. Paine Co., Inc. prior to this registration being received by Stanley J. Paine Co., Inc. and the Seller shall have the option to accept or reject this registration based upon their sole discretion and determination of all of the facts associated therewith.**
- 10. This registration is to be signed by all parties to have any force and effect.**

Broker/Salesperson's Signature / Date

Client's Signature / Date

Stanley J. Paine Co., Inc./ Date
By its President, Stanley J. Paine

Seller's Signature / Date

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