

**BUYER'S PREMIUM AGREEMENT
AUCTION SALES**

THIS AGREEMENT, between Dalton L. "Mac" Taylor, Broker,
and _____, Bidder,
entered into this 27th day of June, 2009, pursuant to the laws of the State of North Carolina, is based upon
the mutual promises, undertaking and considerations recited herein in connection with the sale by auction of the following property:
45 Hudnell Ln, Oriental, NC 28571
("Property").

1. Broker is the agent of the Seller of the Property offered for sale by auction, and Broker and Seller have agreed that this sale is to be conducted by including a buyer's premium of 6% upon the final high bid price as determined by the Broker ("Buyer's Premium"). The actual contract sale price shall be the sum of the successful high bid plus the Buyer's Premium.
2. Bidder desires to bid upon said Property.
3. In consideration for the Seller and Broker allowing Bidder to bid at the auction of the Property, Bidder hereby acknowledges and agrees that if Bidder is the successful high bidder for the Property, then Bidder will enter into a purchase and sale contract on the day of sale, under the terms and conditions stated in the auction materials.
4. Bidder acknowledges and agrees that inclusion and/or payment of the Buyer's Premium shall not make Broker the agent of the Bidder and that Broker continues to act as the agent of Seller in the sale of the Property.
5. Bidder acknowledges that information on Lead-Based Paint and/or Lead-Based Paint Hazards, if applicable, and a North Carolina Residential Property Disclosure Statement, if applicable, have been made available by Broker for Bidder's review prior to the start of the auction.

_____ (initials) Bidder acknowledges receipt and acceptance of the terms and conditions of the auction to be conducted.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

_____ Bidder	_____ Date
_____ Bidder	_____ Date
_____ Broker Dalton L. "Mac" Taylor	<u>June 27, 2009</u> Date



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 610
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Our Country Auction & Realty, Inc. 4860 Fourway Road, Hookerton NC 28538
Phone: 252-747-4213 Fax: _____ Mac Taylor

Phone: 252-747-4213 Fax: _____
Produced by the Equal Housing Opportunity Commission

Robert Bruce M
Robert Bruce M

CO-BROKERAGE REGISTRATION AGREEMENT

The below agreement / offer is made, by and between, Our Country Auction & Realty, Inc., located at 4860 Fourway Road, Hookerton, NC 28535. Firm NCREL # C7585 and NCAL # 5316. Phone # 252-747-4213 and e-mail of mac@mactaylorrealtor.com.

And

I, _____ (Broker/ Buyers Agent), a N.C. licensed broker with _____ (Firm), Active broker license # _____ hereby registers my client, _____ for the auction sale of the property located at _____

BUYER AGENT HEREBY AGREES TO THE FOLLOWING:

1. If buyers agent's (BA) client is the successful bidder at the auction, BA will receive a referral fee of two (2%) of the gavel price upon compliance with all terms and conditions of this agreement as well as the terms and conditions of subject auction. It is understood and agreed that BA's client must acknowledge BA representation by signing this agreement also. Referral fee will be paid within five days after closing. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred:
 - (a) BA delivery of this co-brokerage registration agreement to Our Country Auction & Realty, Inc. no later than 48 hours prior to auction event.
 - (b) BA attendance at the open house, (if more than one is scheduled), and attending the auction, accompanying client.
 - (c) Execution by client and acceptance by seller of the offer to purchase contract.
 - (d) Actual and final closing as evidenced by execution, delivery and recording of all closing instruments, and payment in full of the purchase price specified in the offer to purchase contract, time being of the essence.
2. BA hereby represents and warrants that
 - (a) BA is a duly licensed active real estate broker in North Carolina
 - (b) BA is serving only as a Buyer's Agent in this transaction, not as a principal
 - (c) BA client has no principal or ownership interest in associated brokerage, that BA has no interest in buyer's purchase and buyer is not a member of BA immediate family.
3. BA can represent only one prospective purchaser.
4. BA will fax a copy of valid N.C. Real Estate License Pocket card, if requested.

It is further understood and agreed that if for any reason whatsoever the sale is not closed, including acts of omissions, deletions or negligence on the part of the seller and/or Auctioneer, Auctioneer and Seller are relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due payable to BA. If BA's client defaults under the offer to purchase contract and results in the forfeiture of the deposit, or any portion thereof, or becomes liable for damages to seller, BA shall not be entitled to any portion of such forfeited deposits or damages

CLIENT HEREBY AGREES TO THE FOLLOWING:

1. I, the client of stated Realtor, do agree with and will adhere to the terms and conditions of the sale; signing any and all forms and waivers that are associated with this auction.
2. Whether or not a "Buyers Premium" is utilized in this auction, I do understand and agree that stated Realtor is my Buyer's Agent and auctioneer represent the interest of the seller only.

ANY BUYER THAT HAS HAD PREVIOUS CONTACT WITH OUR COUNTRY AUCTION & REALTY, INC. CONCERNING THIS SALE SHALL BE DEEMED INELIGIBLE AND EXEMPT FROM THIS CO-BROKERAGE REGISTRATION AGREEMENT. THIS AGREEMENT MUST BE MET IN IT'S ENTIRETY INCLUDING FOLLOWING ALL PROCEDURES AND APPROPRIATE SIGNATURES. COMPLETED AGREEMENT MUST BE RECEIVED BY AUCTION FIRM NO LATER THAN 48 HOURS PRIOR TO THE AUCTION. ALL ABOVE REQUIREMENTS MUST BE SATISFIED IN ORDER TO QUALIFY FOR REFERRAL. THERE ARE NO EXCEPTIONS.

CLIENT

Print Name: _____

Signature: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____

Date: _____

Email: _____

BUYER'S AGENT

Print Name: _____

Signature: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____

Date: _____

Email: _____

OUR COUNTRY AUCTION & REALTY, INC.

Broker in Charge: _____ Date: _____

Dalton L. "Mac" Taylor

Active Broker License # 69946