

Cooperation Agreement between Brokers

The undersigned broker, hereinafter referred to as Listing Broker (Western Real Estate Auctions, LLC) and Cooperating Broker, are desiring to cooperate in the sale of real property located at 16441 W Highway 12, Touchet WA 99360, Walla Walla County, Washington, parcel number: 330734310066, owned by Lynn McKinnon, agrees as follows:

1. Cooperating Broker understands that the subject properties will be offered for sale at a real estate auction to be conducted ONLINE ONLY on wreactions.com beginning **September 28, 2021 at 3 pm**, and closing **October 6, 2021 at 1 pm**.
2. In the event a sale is closed to a pre-registered client of Cooperating Broker, Listing Broker agrees to pay cooperating broker, upon completion of the transaction, 2.0% on the opening bid amount as noted below, from the Listing Broker's fee. This written Cooperation Agreement supersedes any subsequent bids placed by Buyer.
3. Cooperating Broker must follow all guidelines set by Listing Broker in the Auction Terms and Conditions and pre-register his/her client(s) by 5 pm, Monday, October 4, 2021, unless said requirement is waived by Listing Broker.
4. Faxed or emailed Cooperation Agreements must be received in Listing Broker's office by the pre-registration deadline unless said requirement is waived by Listing Broker.
5. Broker MUST have physically shown the property. Property preview September 29, 2021 - 9am-4pm.
6. Broker acknowledges that a 10% Buyer's Premium will be added to the high bid to determine the final selling price.
7. Cooperating Broker agrees and understands that a brokerage fee will be paid only for a transaction that closes per the Purchase and Sale Agreement or a Purchase and Sale Agreement that is modified and accepted by both the Buyer and Seller.
8. No commission will be paid to any Broker who is a partner, stockholder, principal, heir, or is personally purchasing the property or becomes an assignee of any purchase agreement.
9. No commission will be paid to any Broker whose client becomes an assignee of a primary purchaser

Opening Bid on Offered Property

Client's Name and Address

Auction Lot 1 \$ _____

Cooperating Broker Name, Phone, Email

Listing Brokerage: Western Real Estate Auctions, LLC
31 Eltopia West Road, Eltopia, WA 99330
509-297-9292(O) 509-340-8937(F)
merle@bookerauction.com

Signed and dated

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