



**AN INVITATION TO ALL LICENSED REAL
ESTATE BROKERS AND SALESPERSONS**

Mortgagee's Sale of
Real Estate
AUCTIONS

John McInnis Auctioneers has been hired by The Savings Bank of Wakefield, Mass to offer these two office condominiums at public foreclosure auction.

Don't miss this opportunity to buy this property at today's market prices!

At this auction John McInnis Auctioneers will offer a ONE PERCENT (1%) commission to any Licensed Broker or Salesperson who has procured a Buyer through his or her own efforts.

***Remember you must pre-register, (48 HOURS prior to the sale) your bidder and complete a Broker's Participation Form to be eligible for the commission.*

For complete terms, please call our gallery for further details at 978-388-0400 or email us at mcinnisauctions@yahoo.com



BUYER'S BROKER REGISTRATON FORM

Broker/Salesperson: _____
Agency: _____
Address: _____
Telephone Number: _____

Dear John McInnis Auctioneers,

As a licensed real estate broker/salesperson I, _____
License Number _____ (attach copy of Real Estate
License),

Wish to register my client:

Name: _____
Address: _____
Telephone Number: _____

For the upcoming auction of the following property: _____
with an opening bid amount of \$ _____.

I will attend a scheduled preview, if any and the auction along with my client who will register to bid on the day of auction. It is my understanding that a fee will be paid to the above listed Real Estate Agency should my client be the successful bidder, pays for and closes on the property and I have registered them at least **forty-eight (48) hours** prior to the day of auction. No oral registrations will be accepted. (Please note that principals are excluded from this program.)

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify John McInnis Auctioneers, and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property. I agree that only the first registration of prospective client will be accepted and honored.

A prospective bidder that has previously been in contact with John McInnis Auctioneers or the Seller concerning the subject property will not be eligible as a client for any broker or salesperson.

A **ONE PERCENT (1%) commission** of the hammer price will be paid to a Licensed Broker who has procured a Buyer through his or her own efforts.

THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.

In addition to my signature below, please find the signature of my client, indicating that they have seen and agreed to the above.

Witness

Broker/Salesperson Date

Witness

Broker/Salesperson Date