

Cooperation Agreement between Brokers

The undersigned brokers, hereinafter referred to as Listing Broker (Western Real Estate Auctions, LLC) and Cooperating Broker, desiring to cooperate in the sale of real property situated in Yakima County, Washington, sold under **US Bankruptcy Court, Eastern District of Washington, Case No. 18-00544-FLK7**, agree as follows:

- Cooperating Broker understands that the subject properties will be offered for sale at a real estate auction to be conducted in Zillah, Washington on Wednesday, December 19, 2018, at 1 p.m.
- 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.
- 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, Friday, December 14, 2018, unless said requirement is waived by Listing Broker.
- Faxed or emailed Cooperation Agreements must be received in Listing Broker's office by the above specified pre-registration deadline unless said requirement is waived by Listing Broker.
- Cooperating Broker AND his/her client(s) MUST attend the auction unless said requirement is waived by Listing Broker.
- Broker MUST have physically shown the property to listed client(s).
- 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.
- No commission will be paid to any Broker who is a partner, stockholder, principal, creditor, heir, or is personally purchasing the property or becomes an assignee of any purchase agreement.
- No commission will be paid to any Broker whose client becomes an assignee of a primary purchaser.

Client's Name and Address:

Signed and dated:

Opening bid on individual or any combo of parcels:

Parcel(s) #	Opening Bid Amount
_____	\$ _____
_____	\$ _____
_____	\$ _____

Cooperating Broker Name, Phone, Email:

Listing Broker: Western Real Estate Auctions, LLC

31 Eltopia West Rd, Eltopia, WA 99330

509-297-9292 (O) 509-293-5550 (F)

Email: merle@bookerauction.com

Signed and dated:
