

## Cooperation Agreement between Brokers

The undersigned broker, hereinafter referred to as Listing Broker (Western Real Estate Auctions, LLC) and Cooperating Broker, desiring to cooperate in the sale of real property located at 224 N 7th Ave, Pasco, Franklin County, Washington, owned by Franklin County 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 bookerauction.co beginning **February 8, 2023 at 10am**, and closing **February 15, 2023 at 1 pm**.
2. In the event a sale is closed to a client of Cooperating Broker, Listing Broker agrees to pay Cooperating Broker, upon completion of the transaction, 1.5% on the purchase price 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, Wednesday, February 8, 2023 unless said requirement is waived by Listing Broker.
4. Faxed or emailed Cooperation Agreement must be received in Listing Broker's office prior to or in conjunction with a submitted purchase and sale agreement.
5. Broker MUST have physically shown the property. Property preview is scheduled for Wednesday, February 8, 2023 1pm-3pm. No lockbox available at the property.
6. 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.
7. 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.
8. No commission will be paid to any Broker whose client becomes an assignee of a primary purchaser.

### Offer made on Listed Property

**Client's Name and Address:**

Purchase Price

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**Cooperating Broker Name, Phone, Email:**

Listing Brokerage: Western Real Estate Auctions, LLC  
Brokerage# 8875,

Listing Brokers:  
Tiffani Deal, License 20107732  
509-366-2195  
tiffani@bookerauction.com

Joe Zuger, License 21006209  
509-386-6767  
joe@bookerauction.com

Signed and dated:

Signed and Dated: