



138 Trail Road, Meshoppen PA 18630
570-767-2278

Realtor/Broker Participation Information for 432 Bristol Court, Scranton, PA 18509

Auction Information: Online Only Bid now thru Monday July 21st at 6pm

Auction is subject to the seller's confirmation.

All Realtor/Brokers must complete to collect commission after the 60-day closing.

Conduct a showing on the property or attend open house with Client.

Register your bidder no later than 6pm on Friday, July 18th 2025.

Present a written opening bid on behalf of your client no later than 6pm on Friday, July 18th 2025
(You will receive 1% commission of the written opening bid if you represent the successful bidder.)

Forms can be Hand Delivered to: Brian Burke Auctions, 138 Trail Road, Meshoppen, PA 18630

Or

Electronically Sign and email to Info@BrianBurkeAuctions.com

Brian Burke Auctions BUYER BROKER REGISTRATION FORM

Forms can be Hand Delivered to: Brian Burke Auctions, 138 Trail Road, Meshoppen, PA 18630

Or Electronically Sign and email to Info@BrianBurkeAuctions.com

Broker/Salesperson: _____

Agency: _____

Address: _____

Mobile: _____ Email: _____

Real Estate License Number: _____

As a licensed real estate Broker/Salesperson, I wish to register the following client:

Name: _____

Address: _____

Phone: _____ Email: _____

For the upcoming auction of the following subject property:

I understand and acknowledge:

- 1) That my compensation will be based on 1% commission of the written opening bid if you represent the successful bidder, pay for and close on the transaction.
- 2) That I am required to either conduct a showing of the subject property for my client or accompany them to a scheduled open inspection whichever is available.
- 3) I must accompany my client to the auction
- 4) Registration must take place no later than 6pm on Friday, July 18th 2025
- 5) No oral registrations will be accepted.
- 6) Real Estate Terms: 5% Buyer's Premium/\$15,000 deposit due at conclusion of bidding
- 7) Present Opening bid with this form

I am representing my client as Buyer, and not the Seller. Further, I shall hold harmless and indemnify the Auctioneer, Brian Burke Auctions (Brian Burke Auctioneer AU003255L), and the Seller from any and all claims, costs or expenses, including reasonable attorney's fee, which may arise out of any actions or inactions or representations made by me or in connection with the sale of this property. A prospective bidder that has previously been in contact with Brian Burke Auctions (Brian Burke Auctioneer AU003255L) or the Seller concerning the subject property will not be eligible as a client for any Broker or Salesperson.

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 read, understand and acknowledge acceptance of the above.

_____	Broker or Salesperson Signature	_____	Date
_____	Client or Buyer Signature	_____	Date
_____	Authorized Auctioneer Acknowledgment	_____	Date

Opening Bid Form for 432 Bristol Court, Scranton, PA 18509 Scranton City, Lackawanna County

Auction Information Online Only Bid now thru Monday July 21st at 6pm

432 Bristol Court, Scranton, PA 18509 Scranton City, Lackawanna County

Auction is subject to the seller's confirmation.

Registration and bids must take place no later than 6pm on Friday, July 18th 2025

Forms can be Hand Delivered to: Brian Burke Auctions, 138 Trail Road, Meshoppen, PA 18630

Or

Electronically Sign and email to Info@BrianBurkeAuctions.com

I/We wish to place a \$_____ opening bid

(Real Estate Terms: 5% Buyer's Premium/\$15,000 deposit due at conclusion of bidding)

Name: _____

Address: _____

Phone Number: _____

Signature: _____ Date: _____

Printed Name of registered client: _____