

## Real Estate Brokers & Their Clients Are Invited!

All real estate brokers are welcome to "pre-register" to bid on this Denver luxury home and introduce their qualified "buyer clients" to our competitive auction process.

Brokers are encouraged to review the "Denver Home Auction Info" section of this web site, and should understand that the "subject property" of this auction is not currently listed for sale or in the MLS.

Barrett Associates, Inc., a Colorado Corporation in "good standing" and licensed real estate brokerage is consulting the seller's of this property in good faith with the intent of assisting them in achieving the most competitive "net" exit price achievable under a modified 5 Day Sale auction strategy.

As such, real estate brokers and agents are asked to appreciate the competitive nature of this auction methodology, the seller's need to be "price competitive," and are encouraged to have their "pre-registered" clients competitively participate in the process with your assistance and counsel.

In order to facilitate the success of this auction by enabling the seller's to consider aggressive offers, all intermediaries involved in successfully putting this property under contract, including Barrett associates, Inc., should appreciate the competitive "pricing-sensitivity" relative to brokerage fees.

As such, the seller's have agreed to pay a 2.0% fee to licensed buyers' brokers and agents. (This is the same offer made by national real estate auctioning firm Hudson & Marshall.)

To be eligible for said fee, buyer's brokers and real estate agents must:

- Be an active Colorado Real Estate Licensee, be licensed in a state that has legally recognized real estate license reciprocity with the State of Colorado, or be an active Realtor having "pre-registered" a qualified referral buyer client in advance of the inspection period (referral fees must be negotiated in advance and in no case shall the fee exceed 2.0% in the aggregate regardless of the split between referral agent and practicing agent (local buyer's representative))
- "Pre-register" their "qualified" buyer client(s) on this website prior to "Bidding"
- Physically accompany their client(s) to the "inspection period" (date to be announced).
- Assist their client(s) in understanding and participating in the auction bidding process
- In the event that your client is awarded the sale as the "best bidder," deliver an executed sales contract (correctly completed using CREC approved forms) comporting with the agreed upon terms within 48 hours of the auction "sales award" date with an Earnest Money Deposit check
- The real estate transaction must close

Thank you for your interest in this luxury condo property, our auction process, and we look forward to doing business with you and your client(s). [Pre-Register Here >>](#)

Barrett Associates, Inc.

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