

BROKER PARTICIPATION GUIDELINES
OREGON LAND MULTI-PROPERTY AUCTION
PRINEVILLE, OREGON
Auction Date: DECEMBER 4, 2012

1. A 1 1/2% commission/referral will be paid on the **HIGH BID PRICE** based on the following to any licensed real estate Broker/Agent whose client is the successful bidder for this property and who closes on and pays total contract price for same.
2. TO BE ENTITLED TO THE APPLICABLE COMMISSION/REFERRAL:
 - A. Broker/Agent must register Buyer/Bidder by filling out, in full, the Broker Registration Form including the client's signature and fax or mail to:
United Country –Redfield Group Auctions, Inc.
Attn: Susan Browning
1499 B Highway 77
Southside, AL 35907
256-413-0555 (Phone) 866-673-9270 (Toll Free)
256-485-1260 (Fax)

BROKER REGISTRATION FORM MUST BE IN OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE AUCTION DATE TO BE ENTITLED TO COMMISSION/REFERRAL FEE

3. The Broker, by signing this document agrees that:
 - A. Broker/Agent must actually show the property to the Buyer/Bidder.
 - B. No oral registration qualifies Broker for commission/referral fee.
 - C. Broker/Agent must attend the auction and assist in the bidding process.
 - D. Broker/Agent agrees he/she will not claim any exceptions to the foregoing procedure unless made in writing and signed by United Country - Redfield Group Auctions, Inc.
 - E. Broker/Agent agrees that Broker/Agent will not be entitled to a commission/referral fee if Broker/Agent or any member of Broker's/Agent's family participates as a principal at the auction, and Broker/Agent, if requested, shall give an affidavit to this effect.
 - F. Broker/Agent agrees that Broker's/Agent's commission/referral fee will be due upon final closing of the buyer/Bidder, with all consideration paid in full. Commission/referral fee will be payable **ONLY** at the time of closing and disbursed by the Closing/Escrow Agent.
 - G. Broker/Agent agrees that only the first registration of a prospective client will be accepted and honored.
 - H. Broker/Agent agrees that it holds harmless and indemnifies United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") and Mason and Morse Ranch Company, Roger Dryden ("Broker") and all of its officers, servants, agents and employees, from any and all claims with regard to such commission/referral fee.
 - I. Broker will not receive a commission/referral fee without the signature of the client on the Buyer's Broker Commission/referral fee Program form.
 - J. Broker cannot participate in the Buyer's Broker Commission/referral fee Program and receive any commission/referral fee in conjunction with any other co-brokerage agreement between United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") and Mason and Morse Ranch Company, Roger Dryden ("Broker"). The Broker represents the buyer-bidder listed as his or her agent.
 - K. The broker is not a subagent of United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") or Mason and Morse Ranch Company, Roger Dryden ("Broker") and represents his or her client (buyer/bidder) as a buyer's broker.

BUYER'S BROKER/AGENT INITIALS _____

4. Opening bids may be used to open the bidding at the auction. Opening bids will be taken in the order received. All opening bids must be submitted in U.S. dollar amounts.

5. Broker's client (buyer/bidder), by signing this form, agrees and acknowledges that:
 - A. He/She has inspected the subject property(s).
 - B. United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") and Mason and Morse Ranch Company, Roger Dryden ("Broker ") represents the Seller in this transaction.
 - C. He/She shall hold harmless and indemnify United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") and Mason and Morse Ranch Company, Roger Dryden ("Broker ") and any of its officers, servants, agents and employees and Seller from any and all representations made by the buyer's broker.
 - D. Commission/referral fee shall be paid only to broker representing client listed in this form.

The parties acknowledge and agree that the commission/referral fee as described in these guidelines shall be sole commission/referral fee, and payment otherwise payable in connection with the sale of the subject property and that these guidelines supersede any other agreement.

Broker/Agent cannot use these Broker Participation Guidelines in conjunction with any other co-brokerage agreement or agreement to share commission/referral fee made between United Country - Redfield Group Auctions, Inc. ("Auction Marketing Company"), Mike Fisher ("Auctioneer") and/or Mason and Morse Ranch Company, Roger Dryden ("Broker ")

BUYER/BIDDER SIGNATURE _____ **DATE** _____

BROKER/AGENT SIGNATURE _____ **DATE** _____

BUYER'S BROKER/AGENT INITIALS _____

**BUYER'S BROKER COMMISSION/REFERRAL FEE PROGRAM
BROKER REGISTRATION FORM**

BROKER INFORMATION

AUCTION: **OREGON LAND- MULTI- PROPERTY AUCTION**

AUCTION DATE: **December 4, 2012** _____

BROKER/AGENT: _____

COMPANY: _____

COMPANY ADDRESS: _____

CITY: _____ STATE: _____ ZIP/POSTAL CODE _____

LICENSE # (IF APPLICABLE): _____

BROKER/AGENT NUMBER: _____

TAX ID # (US RESIDENTS): _____

OFFICE PHONE: _____ FAX # _____ CELL: _____

DATE PROPERTY WAS SHOWN BY BROKER/AGENT: _____

SIGNATURE: _____ DATE: _____

CLIENT (BUYER/BIDDER) INFORMATION

CLIENT: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

HOME PHONE: _____ OFFICE: _____ CELL: _____

SIGNATURE: _____ DATE: _____

BUYER/BIDDER MUST SIGN THIS FORM. FORM MUST BE COMPLETED IN FULL OR IT WILL NOT BE ACCEPTED.

BUYER'S BROKER/AGENT INITIALS _____