

BROKER PARTICIPATION TERMS

Patricia Doyle Associates Auction & Realty
3030 West Jefferson
Springfield, IL
Ms. M.T.Vann
217-622-4470 direct
217-546-8709 office
realestate@doyleauctions.com

Auction Date: Wednesday April 19, 2006 at 3:00 p.m.

Auction Location: 2001 West Laurel (formerly known as 1901 Mary Knoll),
Springfield, IL 62704

A commission will be paid based on the following schedule to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who actually closes and pays the Total Contract Sale Price for this Property.

ONE AND ONE-HALF PERCENT (1.5%) commission will be paid on any presale or written opening bid amount shown on the BROKER REGISTRATION FORM attached herewith or available upon request.

ONE PERCENT (1%) commission will be paid on the **balance** remaining between the written opening bid amount shown on the BROKER REGISTRATION FORM and the High Bid.

IF AN OPENING BID IS NOT WRITTEN ON THE BROKER PARTICIPATION FORM, THEN A ONE PERCENT (1%) COMMISSION WILL BE PAID TO THE BROKER ON THE SUCCESSFUL HIGH BID.

To earn the foregoing applicable commission:

Participating broker must register his buyer/bidder by filling out the broker registration form in full and must fax, mail or e-mail it to Ms. M.T. Vann, Patricia Doyle Associates. Broker registration form must be received NO LATER than: Monday, April 17, 2006 at 5:00 p.m. CST.

Send form to Patricia Doyle Associates Auction & Realty, 3030 West Jefferson Street Springfield, IL 62711, Fax 217/546-8944, or e-mail: realestate@doyleauctions.com. Broker must be licensed in the State of Illinois (where property is located). The registration must include the signature of both the broker and the buyer/bidder. It will be the responsibility of the Broker to verify receipt by Doyle Auction & Realty of the registration at 217/622-4470. Broker must show the property in person to his Buyer/Bidder. Broker must attend and register with his Buyer/Bidder at the auction and encourage bidding.

Broker agrees that Broker will not claim any exceptions to the foregoing procedures.

Broker agrees that no oral registration will qualify Broker for commission.

Broker agrees that Broker's commission will be due upon final closing of the purchase by his Buyer/Bidder with all consideration paid in full.

Broker agrees that only the first registration of prospective Buyer(s)/Bidder(s) will be accepted and honored. **No amendments to registration opening bids will be accepted.**

Broker agrees that commission will ONLY be paid at time of closing and will be disbursed by Escrow Agent.

Broker agrees that he shall hold harmless and indemnify Patricia Doyle Associate Auction & Realty including its reasonable attorney's fees, from any and all claims with regard to such commission.

Broker must attach a copy of these terms, executed by the broker below, with each registration.

I agree to the terms set forth herein.

Broker

Company

Address

Phones

BROKER PARTICIPATION FORM
2001 West Laurel
Springfield, IL

Name of Broker: _____

Name of Company: _____

Name of Sales Associates: _____

Broker License Number: _____

Address: _____

Phone Number: _____

Bidder/Buyer Name: _____

Address: _____

Phone Number: _____

The undersigned buyer/bidder makes the opening offer of \$_____ for property located at 2001 West Laurel, Springfield, IL 62704.

Date: _____

Signature of Broker

Signature of Bidder/Buyer

*Bidder/Buyer acknowledges that he understands the Broker Participation Terms and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive a commission from the sale.