

BROKER PARTICIPATION TERMS

Patricia Doyle Associates Auction & Realty
3030 West Jefferson, Springfield, IL 62707
Ms. M.T.Vann
217-622-4470 direct 217-546-8709 office
realestate@doyleauctions.com

Auction Date: Thursday, October 15, 2009

Auction Location: Internet ONLY Auction

(No on-site Auction, however, phone or absentee bidding available directly through Auctioneer).

A commission will be paid directly from Auctioneer/Broker 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, with the following exceptions:

- Cooperating Broker or agent MAY NOT be a principle to the transaction.
- Cooperating Broker or agent MAY NOT be related, by blood or marriage, to the Buyer
- Cooperating Broker must have originated Bidder/Buyer's interest in the property. If Bidder/Buyer chooses to bring in a Broker or Agent after their initial inspection of property, Auctioneer assumes NO financial cooperation with said Broker or Agent. Broker or Agent should secure agency and compensation directly with Bidder/Buyer
- Auctioneer/Broker reserves the right to refuse cooperating compensation for any reason on any Auction

All Brokers or Agents who wish to be compensated for procuring Bidders/Buyers for any auction MUST contact Auctioneer prior to initial showings or be present with Bidder/Buyer for first inspection.

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: In addition to conditions outlined above:

Participating broker must also 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 no later than 48 hours prior to Auction date and time.

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 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.

Should the sale and contract be rescinded after closing and cooperating payment made to Broker, Broker must immediately refund said commission to Doyle Auction & Realty.

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
6234 E Lamb Road
Williamsville, 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:

OR:

The undersigned buyer/bidder shall participate in the Internet bidding format for property located at:

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.

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