

BROKER PARTICIPATION GUIDELINES

**River Neuse Suites
Oriental, North Carolina
Auction: March 20, 2010**

1. A commission/referral will be paid based on the following to any licensed real estate Broker/Agent whose client is the successful bidder for this property (units) and who closes on and pays total contract price for same.
 - A. Three percent (3%) commission/referral will be paid on the written Opening Bid Amount.
 - B. One percent (1%) commission/referral will be paid on the remaining balance between the written Opening Bid Amount shown on the Broker Registration Form and the High Bid Price.
2. If no opening bid is written on the Broker Registration Form, then one percent (1%) of the High Bid Price of the property (s) purchased by the broker's client will be paid as commission/referral to the Broker.
3. The commission/referral paid to the Broker will not exceed three (3%) of the total High Bid Price.
4. 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:
The Redfield Group, Inc.
Attn: Susan Browning
PO Box 860
Gadsden, AL 35902-0860
256-413-0555 (Phone) 866-673-9270 (Toll Free)
256-413-0552 (Fax)

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

5. 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.
 - 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 the Seller and The Redfield Group, Inc.
 - E. Broker/Agent agrees that Broker/Agent will not be entitled to a commission/referral 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 will be due upon final closing of the buyer/Bidder with all consideration, therefore paid in full. Commission/referral 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 The Redfield Group, Inc. (Auction Marketing Company) from any and all claims with regard to such commission/referral.
 - I. Broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Commission/referral Program form.

BUYER'S BROKER/AGENT INITIALS _____

- J. Broker cannot participate in the Buyer's Broker Commission/referral Program and receive any commission/referral in conjunction with any other co-brokerage agreement between The Redfield Group and Broker.
 - K. The Broker represents the buyer-bidder listed as his or her agent.
 - L. The broker is not a subagent of The Redfield Group, Inc. and represents his or her client (buyer/bidder) as a buyer's broker.
6. 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.
7. Broker's client (buyer/bidder), by signing this form, agrees and acknowledges that:
- A. He/She has inspected the subject property(s).
 - B. The Redfield Group, Inc. represents the Seller in this transaction.
 - C. He/She shall hold harmless and indemnify The Redfield Group and Seller from any and all representations made by the buyer's broker.
 - D. Commission/referral shall be paid only to broker representing client listed in this form.

The parties acknowledge and agree that the commission/referral 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 made between The Redfield Group, Inc. and Broker/Agent.

BUYER/BIDDER SIGNATURE _____ **DATE** _____

BROKER/AGENT SIGNATURE _____ **DATE** _____

BUYER'S BROKER/AGENT INITIALS _____

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

BROKER INFORMATION

AUCTION: River Neuse Suites, Oriental, North Carolina

AUCTION DATE: March 20, 2010

BROKER/AGENT: _____

COMPANY: _____

COMPANY ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

LICENSE NUMBER: _____ BROKER/AGENT NUMBER: _____

TAX IDENTIFICATION NUMBER: _____

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 _____

OPENING BID AMOUNTS
River Neuse Suites

Please refer to the Broker Participation Guidelines for clarification and instruction. Opening bids submitted for the property must be submitted as indicated.

UNIT # Description Sq. Ft. Open Bid Amt.

206	2 BR/2BA Super Suite	981 sq. ft. +/-	
201	1 BR Loft Suite	458 sq. ft. +/-	
202	1 BR Loft Suite	465 sq. ft. +/-	
203	1 BR Loft Suite	474 sq. ft. +/-	
204	1 BR Loft Suite	471 sq. ft. +/-	
205	1 BR Loft Suite	605 sq. ft. +/-	
207	1 BR Loft Suite	473 sq. ft. +/-	
208	1 BR Loft Suite	472 sq. ft. +/-	
102	Efficiency Suite	265 sq. ft. +/-	
103	Efficiency Suite	265 sq. ft. +/-	
104	Efficiency Suite	269 sq. ft. +/-	
105	Efficiency Suite	269 sq. ft. +/-	
106	Accessible 1BR Suite	565 sq. ft. +/-	
107	Efficiency Suite	269 sq. ft. +/-	
108	Efficiency Suite	270 sq. ft. +/-	

BUYER'S BROKER/AGENT INITIALS _____