

## **BROKER PARTICIPATION GUIDELINES**

**Chateau Elan Estate  
Braselton, Georgia  
Auction: April 7, 2010**

1. A two percent (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:  
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**

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.
  - 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.
  - 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.
4. 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.

**BUYER'S BROKER/AGENT INITIALS \_\_\_\_\_**

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 supercede 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 COMMISSION/REFERRAL PROGRAM  
BROKER REGISTRATION FORM**

**BROKER INFORMATION**

AUCTION: 2035 Derby Lane, Braselton, Georgia – Chateau Elan Estate

AUCTION DATE: April 7, 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: \_\_\_\_\_

<b>BUYER/BIDDER MUST SIGN THIS FORM. FORM MUST BE COMPLETED IN FULL OR IT WILL NOT BE ACCEPTED.</b>
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BUYER'S BROKER/AGENT INITIALS \_\_\_\_\_