

**AUCTION BUYER'S BROKER INCENTIVE PROGRAM  
BROKER REGISTRATION FORM**

**DOUBLE H RANCH AT EAGLESTONE  
85 Hollow Creek Road  
Big Horn (Sheridan County), WY 82833  
Thursday, July 22, 2010**

**Broker Information  
PLEASE PRINT CLEARLY**

BROKER/AGENT: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
COMPANY ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
LICENSE NUMBER: \_\_\_\_\_ BROKER NUMBER: \_\_\_\_\_  
HOME PHONE: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_ FAX NUMBER \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**Client (Buyer/Bidder) Information**

CLIENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
HOME PHONE: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_ FAX NUMBER \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**I would like to hear more about your services (add checkmark to indicate choice).**

Call me at these numbers about opportunities to \_\_\_\_\_ buy property.  
Call me at these numbers about opportunities to \_\_\_\_\_ sell property.  
Location and type of property to sell: \_\_\_\_\_  
\_\_\_\_\_ I do not wish to be contacted by telephone on future opportunities.

**OPENING BID AMOUNTS**

Please refer to the Broker Participation Guidelines below for information and instructions.  
Written Opening Bid(s) submitted for the Property are:

Double H Ranch at Eaglestone \$ \_\_\_\_\_  
(Home & Barn with 37+/- Acres)

## AUCTION BROKER PARTICIPATION GUIDELINES

1. As used herein, "Buyer" means a "Bidder" properly qualified to bid that becomes the Buyer of the Property in the above-described Auction.
2. This Auction Broker Incentive Program is limited solely to a sale of the Property made in the Auction to a Buyer that is represented by a licensed real-estate broker or agent (either herein "Recipient") and does NOT apply to any other sale of the Property.
3. A commission will be paid based on the following schedule to any Recipient who submits a Broker Registration Form according to the guidelines outlined below and whose client is the successful Buyer of the Property ("Client"). This Client must timely close on the Property and must pay the "total contract price," as defined in the contract for sale, for the Property.
  - A. Two Percent (2.0%) commission will be paid on the written Opening Bid Amount.; and
  - B. One Percent (1.0%) commission will be paid on the balance remaining between the written Opening Bid Amount shown on the Broker Registration Form and the final High Bid Amount.
4. If no opening bid is written on the Broker Registration Form, then One Percent (1.0%) of the final High Bid Amount of the Property purchased by that Recipient's Client will be paid to Recipient as a commission.
5. Recipient's commission cannot, under any circumstance, exceed Two Percent (2.0%) of the High Bid Amount of the Property purchased by that Recipient's Client.
6. In order to be entitled to any commission, Recipient must fully perform each of the following steps:
  - A. Register a Client by filling out the Buyer's Broker Incentive Program Broker Registration Form in full, including the signature of the Client on the form.
  - B. **Submit the Buyer's Broker Incentive Program Broker Registration Form via mail to: J. P. King Auction Company, Inc. ("King"), 108 Fountain Ave., Gadsden, AL 35901 or via fax to (800) 707-4204 for receipt by King before the deadline of 5:00 PM (CT), Tuesday, July 20, 2010. Broker Registration Forms not received by King or arriving after the deadline will not be honored. Broker Registration Forms sent anywhere other than the above address or fax number will not be honored.**
  - C. **Bring to the auction a copy of this form, which must have been previously accepted and acknowledged in writing by King.**
  - D. Attend and register with the Client at the auction and encourage the Client to bid on the Property.
  - E. Fully and timely comply with all of the guidelines outlined herein.
7. **Recipient will not be eligible to receive any commission, as herein provided, on any sale where Recipient, or any person related to Recipient by blood or marriage, becomes the Buyer of the subject Property. Furthermore, Recipient will not be eligible to receive any commission, as herein provided, on any sale where Recipient, or any person related to Recipient by blood or marriage, is an attorney, employee, director, officer, shareholder, member, partner or other agent or representative of a corporation, limited liability company, partnership, or other entity of any kind, or a beneficiary or trustee of a trust, that becomes the Buyer of the subject Property. If requested by J.P. King, Recipient must promptly provide King with a sworn or affirmed affidavit acknowledging and confirming that Recipient is not disqualified by virtue of any one or more of the disqualifiers contained in this paragraph.**

8. Recipient, by placing his or her signature below, certifies, agrees, and acknowledges that:
- A. Recipient will not claim any exceptions to the procedures outlined in this document, unless made in writing and signed by Seller.
  - B. No oral registration of a Client will qualify Recipient for any commission whatsoever.
  - C. Recipient's commission provided for herein will be paid at the closing of the sale of the Property purchased by the Client, after the purchase price has been paid in full. The escrow-closing agent will disburse this payment to Recipient.
  - D. Only the first registration of a prospective Client will be accepted and honored by King.
  - E. Recipient will hold harmless and indemnify King from any and all claims with regard to such commission due or paid.
  - F. Recipient will be paid a commission only as set forth under these guidelines and only as pertaining to the specific Property being auctioned.
  - G. Recipient will not receive a commission without the signature of the Client on the Buyer's Broker Incentive Program form.
  - H. Recipient cannot participate in the Buyer's Broker Incentive Program and receive any commission in conjunction with any other co-brokerage or referral agreement between King and Recipient.
  - I. Recipient will represent the Client named above as his or her real-estate broker or agent.
  - J. Recipient is not a subagent of King and specifically represents that Recipient represents the Client as a buyer's real-estate broker or agent.
  - K. This form consists of three (3) pages and Recipient acknowledges receiving all three (3) pages.

9. Opening bids may be used to open the bidding at the auction. Opening bids will be taken in the order received. If the same written Opening bid amount is submitted by more than one Bidder, the form first received by King, in its sole discretion, will have priority over any others with the same bid amount.

10. All opening bids must be submitted in U. S. Dollars.

11. Recipient's Client, by placing his or her signature below, certifies, agrees, and acknowledges that:

- A. he or she has inspected the premises of the subject Property;
- B. King solely represents the Seller in this transaction and does not represent any Bidder or Buyer;
- C. commission will be paid only to a Recipient representing a Client as acknowledged in this form; and
- D. Recipient will hold harmless and indemnify King, King's broker(s) (if any), and Seller from any and all representations of every kind made by Recipient to any person or entity.

For further information or questions please call (800) 558-5464 or (256) 439-0170.

BUYER/BIDDER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

BROKER/AGENT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR OFFICE USE ONLY:		
RECEIVED & ACKNOWLEDGED BY AUCTION INFORMATION _____ / _____ / _____		
INITIALS	DATE	TIME