

AUCTION BUYER REFERRAL APPLICATION

SCHRADER REAL ESTATE & AUCTION COMPANY, INC.
950 Liberty Dr.; P O BOX 508; Columbia City, IN 46725
Phone: 260-244-7606; FAX 260-244-4431

This Application must be completed in its entirety:

RE: Auction of Properties in Jefferson County, New York August 30, 2008
Property Sale Date

FIRM NAME: _____

REGISTERING AGENT: _____
(Please Print)

BROKER LICENSE #: _____

ADDRESS: _____

PHONE: _____ FAX: _____

FED. TAX ID NO: _____

AGENCY REPRESENTATION - Circle one: BUYER'S AGENT REFERRAL ONLY, No Agency Representation

SIGNATURE (AGENT): _____

DATE: _____ TIME : _____ OF APPLICATION

PROSPECTIVE BUYER: _____
(Please Print)

ADDRESS: _____

PHONE: _____

DATE: _____ TIME: _____ OF SIGNATURE

SIGNATURE
(PROSPECTIVE BUYER) _____

TERMS AND CONDITIONS OF BROKER PARTICIPATION

Any broker actively licensed in their resident state and whose agent properly registers the successful high bidder will be paid a 2% referral fee based upon the actual sales price at settlement by the Seller. Application must be on this form. This form must be received in the offices of Schrader Real Estate & Auction Company, Inc., ("Auction Company") no later than 5:00 PM (EDT) Wednesday, August 27, 2008.

Only the first agent to register the high bidder will be eligible for a referral fee. Agents acting as principals, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with Seller or Auction Company are not eligible.

BROKER PARTICIPATION GUIDELINES

For Properties in the Auction of August 30, 2008, Jefferson County, NY

Seller will pay a 2% commission to the appropriately licensed real estate broker whose prospect successfully closes on real estate sold in this auction. The commission is based upon the actual sales price at settlement and will be paid at settlement.

- (1) The prospect must be registered by fax (260-244-4431) or by mail on the provided registration form, which must be received at Schrader Real Estate & Auction Company, Inc.; P O Box 508; Columbia City, IN 46725. The form must include the agent's name, prospect's name and both agent's and prospect's signatures. It must state the broker's license number and federal tax identification number.
- (2) The Form (enclosed) must be completed in its entirety or it will not be accepted.
- (3) The broker must attend and register with the prospect at the auction, bid for or with the prospect, and sign all necessary documents at the auction.
- (4) There must have been no prior contact regarding this property between broker's prospective buyer and owner or between buyer and agents for the Seller.
- (5) Commission will be paid by the Seller only upon final closing and when the property has been settled in full by broker's buyer.
- (6) **No commission will be paid to any broker or agent participating in the purchase of the property in any capacity (partnership, corporation, LLC, Trust, etc) or by any member of the agent's immediate family. An affidavit may be required that the broker is serving only as a broker and not as a principal.**
- (7) There can be no exceptions to the procedure and no oral registration will be accepted. Procedures for broker qualifications as herein outlined will be strictly enforced. No one is authorized to make exception to these rules.
- (8) Only the first agent registering a prospective bidder will be honored.
- (9) A complete registration file of all prospects will be maintained.

For further information or if you have any questions, please call 260-244-7606.

Rex D. Schrader, New York Real Estate Broker # 32SC1115028