

BROKER PARTICIPATION TERMS

Property ID: _____
Ending Auction Date: _____, 2008

- A 3% commission will be paid 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 Price and Closing Costs for this Property.
- To **EARN** the foregoing commission a broker must:
 - ✓ Register his Buyer/Bidder by filling out the Broker Participation form in full and fax, e-mail or mail it to James Land Company to be received not later than 2 business days prior to the ending of the auction. Send form to:
 - MAIL: James Land Company
PO Box 1167
Saratoga, WY 82331
 - E-MAIL: cjames@carbonpower.net
 - FAX: 307-326-3106
 - The registration form must include both the Broker and the Buyer/Bidders' signatures. It will be the responsibility of the Broker to verify receipt by James Land Company of the registration at 307-326-3104. It is highly recommended that the Broker show the property in person to his Buyer/Bidder.
 - ✓ Register the Buyer/Bidder on James Land Company Website www.jameslandco.com and register for this auction.
 - ✓ Collect the Buyer/Bidder earnest money and forward to James Land Company Trust account. Either mail to James Land Company or Call 307-326-3104 for wiring instructions.
- 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 if total commission is reduced through negotiations, that the reduced commission amount will be deducted from both cooperating brokers equally.
- Broker agrees that Broker's commission will be due upon closing of the purchase by his Buyer/Bidder with all considerations paid in full.
- Broker agrees that commission will ONLY be paid at time of closing and will be dispersed by Escrow Agent.
- Broker agrees that he shall hold harmless and indemnify James Land Company, including its reasonable attorney's fees, from any and all claims with regard to such commission.
- Broker must attach a copy of these terms, executed by the Broker below, with registration.

I agree to the terms set forth herein.

Broker Signature: _____ Print Name: _____

Broker's Initials: _____ Date: _____

BROKER PARTICIPATION FORM

Name of Broker: _____

Name of Company: _____

Name of Sales Associate: _____

Broker License Number: _____

Address: _____

Phone Number: _____

Bidder Name: _____

Address: _____

Phone Number: _____

Signature of Broker

Date

Signature of Bidder/Buyer

Date

*** 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.