



Fowler Auction & Real Estate Service, Inc.
8710 Highway 53 · Toney, AL 35773
(256) 420-4454; Fax: (256) 420-4707; www.fowlerauction.com

Broker Participation Guidelines

3-Bedroom Home & Lot And 16'x80' Modular Home On 1 Acre± Lot

Auction Date: Saturday, April 18, 2009
12:00 Noon

Property Address: 22154 Railroad Lane
Elkmont, Alabama

A commission/referral 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 for this property.

TWENTY PERCENT (20%) of the Fowler Auction's net commission will be paid on the submitted winning bid of the registered bidder by the registered broker.

To be entitled to the foregoing applicable commission/referral, the following restrictions apply:

The Broker must register Buyer/Bidder by completing the registration form in full and faxing or mailing to Fowler Auction & Real Estate Service, Inc. to be received no later than 12 Noon on Thursday, April 16, 2009. Completed form may be mailed to: Fowler Auction & Real Estate Service, Inc., 8710 Highway 53, Toney, AL 35773. Telephone number: (256) 420-4454, Fax number: (256) 420-4707. Faxed forms will be acceptable. Broker registration forms sent directly to Seller or any other party will not be honored.

Initial Each Box:

- Broker must attend and register with the prospect at the auction and encourage bidding.
- Broker agrees that Broker will not claim any exceptions to the foregoing procedures unless made in writing and signed by Seller and Fowler Auction & Real Estate Service, Inc.
- Broker agrees that no oral registration will qualify Broker for commission/referral.
- Broker agrees that Broker's commission/referral will be due upon final closing of the property purchased by the Buyer/Bidder with all consideration therefore paid in full.
- Broker agrees that only the first registration of a prospective client will be accepted and honored.
- Commission/referral will be payable ONLY at time of closing and disbursed by the Escrow Agent.
- Broker agrees that he/she cannot register himself/herself to receive Broker Participation.
- Broker agrees that it shall hold harmless and indemnify Fowler Auction & Real Estate Service, Inc., from any and all claims with regard to such commission/referral.

This form consists of three (3) pages and Broker acknowledges receipt of all pages.

Buyer/Bidder must sign this agreement. Broker will be paid a commission/referral only as set forth on this form and pertaining to the specific property being auctioned.

Broker cannot use this Broker Participation Form in conjunction with any other co-brokerage agreement or agreement to share commission/referral made between Fowler Auction & Real Estate Service, Inc. and Broker.

BROKER REGISTRATION FORM

Auction Name: 3-Bedroom Home & 1Acre± Lot Auction Number: 041809b Auction Date: April 18, 2009
Property Address: 22154 Railroad Lane and 19909 Carey Road in Elkmont, Alabama

Broker/Agent: _____

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip: _____

License Number: _____ Broker Number: _____ Tax Identification #: _____

Office Phone: (____) _____ Fax: (____) _____ Cell: (____) _____

Pager: (____) _____ E-Mail: _____

Parcel 1: 3-Bedroom Home on Railroad Lane Opening Bid: _____

Parcel 2: 16'x80' Modular Home on 1 Acre± Opening Bid: _____

The highest submitted opening bid is the amount in which the Auctioneer will begin. The Buyer/Bidder/Agent agrees that by submitting an opening bid they are hereby required to open bidding at the amount(s) listed above. If the Buyer/Bidder/Agent does not agree to open bidding auction day with the submitted bid, this contract is void. _____ (Initial)

Broker will be representing Buyer as agent of Buyer/Bidder.

Buyer/Bidder: _____

Address: _____

City: _____ State: _____ Zip: _____

Office Phone: (____) _____ Fax: (____) _____ Cell: (____) _____

Pager: (____) _____ E-Mail: _____

Broker and the Bidder, by placing their signatures below, certify that they have inspected the premises of the subject property; and

The Buyer/Bidder hereby acknowledges that Fowler Auction & Real Estate Service, Inc. is the agent representing the Seller in this transaction; and

Commission/referral shall be paid to Broker representing Buyer/Bidder only; and

Broker agrees to abide by the **Broker Participation Guidelines** outlined herein to qualify for registration.

Broker acknowledges that he/she is not a subagent of Fowler Auction & Real Estate Service, Inc. and represents the Buyer/Bidder as a Buyer's Broker. Buyer/Bidder agrees that it shall hold harmless and indemnify Fowler Auction & Real Estate Service, Inc. and Seller from any and all representations made by the Buyer's Broker.

THIS FORM CONSISTS OF 3 PAGES AND BROKER ACKNOWLEDGES RECEIPT OF ALL PAGES.

BUYER/BIDDER SIGNATURE: _____ **DATE:** _____

BROKER/AGENT SIGNATURE: _____ **DATE:** _____

The **Broker** must register Buyer/Bidder by completing the registration form in full and faxing or mailing to Fowler Auction & Real Estate Service, Inc. to be received no later than **12 Noon, Thursday, April 16, 2009**. Completed form may be mailed to: Fowler Auction & Real Estate Service, Inc., 8710 Highway 53, Toney, AL 35773. Telephone number: (256) 420-4454, Fax Number: (256) 420-4707. Faxed forms will be acceptable. Broker registration forms sent directly to Seller will not be honored.

ALL 3 PAGES OF THIS FORM MUST BE COMPLETED AND SUBMITTED IN FULL IN ORDER TO BE ACKNOWLEDGED.

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY FOWLER AUCTION

_____/_____
DATE

INITIALS

FOR ADMINISTRATIVE USE ONLY

Parcel #(s): _____

BUYER'S BROKER COMMISSION/REFERRAL

\$ _____ Total contract price for all purchases
x 20%

\$ _____ Total commission/referral due Buyer's Broker for all purchases