

Bidder # _____
(assigned by Auctioneer)

**BUYER'S BROKER INCENTIVE PROGRAM
BROKER REGISTRATION FORM
284 Illinois Street, Sidney, Nebraska
FRIDAY, JUNE 15th, 11:00 a.m.**

Broker Information

BROKER/AGENT: _____
COMPANY NAME: _____
COMPANY ADDRESS _____:
CITY: STATE: ZIP CODE: _____
LICENSE NUMBER: BROKER NUMBER: _____
TAX IDENTIFICATION NUMBER: _____
OFFICE PHONE _____: FAX _____:
CELL PHONE: _____

Client (Buyer/Bidder) Information

CLIENT: _____
ADDRESS: _____
CITY: STATE: ZIP CODE: _____
HOME PHONE: _____ OFFICE PHONE _____:
CELL PHONE: _____

BROKER PARTICIPATION GUIDELINES

1. A commission/referral will be paid based on the following schedule to any properly licensed real estate broker who submits his or her Broker Registration Form according to the guidelines as outlined below and whose client is the successful purchaser of the property(s). This client must close on the property(s) and must pay the total contract price for the property(s).
 - A. One percent (1.0%) commission/referral will be paid on the Total Contract Price.
2. In order to be entitled to any commission/referral, the broker must:
 - A. Register his or her client by filling out the Buyer's Broker Incentive Program form in full, including the signature of the client on the form.
 - B. Submit the Buyer's Broker Incentive Program form via mail to:
Roller & Associates, Inc., 7500 York St., Denver, CO 80229 or via fax to (303) 853-4384 for receipt before the deadline of 5:00 PM, Wednesday, June 13, 2007. Broker forms arriving after the deadline will not be honored. Broker Registration forms sent anywhere other than the above address and fax number will not be honored.**
 - C. Broker is required to bring a copy of this form, which must have been accepted and acknowledged by Roller & Associate, Inc., with him/her on sale day.**
 - D. Attend and register with the client at the auction and encourage bidding.
 - E. Abide by the guidelines outlined herein.
3. The broker, by placing his or her signature below, certifies, agrees, and acknowledges that:
 - A. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Seller.
 - B. No oral registration will qualify broker for commission/referral.
 - C. The broker's commission/referral will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
 - D. Only the first registration of a prospective client will be accepted and honored.
 - E. The commission/referral will be payable only at closing and will be disbursed by the escrow agent.
 - F. The broker will hold harmless and indemnify Roller & Associates, Inc. from any and all claims with regard to such commission/referral.
 - G. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned.
 - H. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Incentive Program form.
 - I. The broker cannot participate in the Buyer's Broker Incentive Program and receive any commission/ referral in conjunction with any other co-brokerage or referral agreement between Van Newkirk Real Estate and broker.
 - J. The broker will be representing the buyer/bidder (client) listed above as his or her agent.
 - K. The broker is not a subagent of Van Newkirk Real Estate and represents his or her client (buyer/bidder) as a buyer's broker.
 - L. This form consists of 3 pages and that the broker has received all 3 pages.
4. The broker's client (buyer/bidder), by placing his or her signature below, certifies, agrees, and acknowledges that:
 - A. He or she has inspected the premises of the subject property(s).
 - B. Van Newkirk Real Estate represents the Seller in this transaction.
 - C. Commission/referral shall be paid only to broker representing client (buyer/bidder) as acknowledged in this form.
 - D. He or she shall hold harmless and indemnify Roller & Associates, Inc., Van Newkirk Real Estate and Seller from any and all representations made by the buyer's broker.
 - E. For further information or questions please call (303) 289-1600.

BUYER/BIDDER SIGNATURE: _____ DATE: _____

BROKER/AGENT SIGNATURE: _____ DATE: _____

FOR OFFICE USE ONLY:

RECEIVED & ACKNOWLEDGED BY : _____ / _____ / _____
INITIALS DATE TIME