

BROKER PARTICIPATION GUIDELINES
FOREST CAPITAL
LOUISIANA
SATURDAY, JUNE 17, 2006

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 contract sales price at the auction and will be paid at closing.

- (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 Co., Inc., P. O. Box 508, Columbia City, IN 46725 by June 9, 2006. 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 Buyer Prospects cannot be residents in Vernon or Beauregard Counties.
- (3) The broker must show the prospect the property and the Broker Registration Form (enclosed) must be completed in its entirety or it will not be accepted.
- (4) 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.
- (5) There must have been no prior contact regarding this property between client and owner or between client and agents for the Seller.
- (6) Commission will be paid by the Auction Company only upon final closing and when the property has been settled for in full by broker's buyer.
- (7) No commission will be paid to any broker or agent participating in the purchase of the property 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.
- (8) 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.
- (9) Only the first agent registering a prospective bidder will be honored.
- (10) A complete registration file of all prospects will be maintained.

For further information or if you have any questions, please call 800-451-2709.