

Broker Participation Guidelines

1. A commission will be paid based on the following schedule to any properly licensed real estate broker or licensee who submits his or her Broker Registration Form according to the guidelines as outlined below and whose customer is the successful purchaser of the property(ies). This customer must close on the property(ies) and must pay the total contract price for the property(ies).
 - a. Two percent (2%) commission will be paid on the winning bid price.
2. The broker commission will not exceed two percent (2%) of the winning bid price of the property(ies) purchased by that broker's customer.
3. In order to be entitled to any commission, the broker must:
 - a. Register his or her customer by filling out the Buyer's Broker Representative Program form in full, including the signature of the customer on the form.
 - b. Submit the Buyer's Broker Representative Program form via mail to: Ritchie Bros. Auctioneers, 6500 River Road, Richmond, B.C., Canada, V6X 4G5 or via fax to 604.273.7562 for receipt before the deadline of 5:00 p.m., Thursday, March 27, 2008. Broker forms arriving after the deadline will not be honored. Broker Registration forms sent anywhere other than the above address or 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 Ritchie Bros. Auctioneers, with him/her on auction day.
 - d. A Licensee must have the registration forms acknowledged by their Broker prior to submission.
 - e. Abide by the guidelines outlined herein.
4. 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.
 - c. The broker's commission will be due at the final closing of the property(ies) purchased by the broker's customer after all consideration is paid in full.
 - d. Only the first registration of a prospective customer will be accepted and honored.
 - e. The commission will be payable only at closing and will be disbursed by the escrow agent.
 - f. The broker will hold harmless and indemnify Ritchie Bros. Auctioneers from any and all claims with regard to such commission.
 - g. The broker will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property(ies) being auctioned.
 - h. The broker will not receive a commission without the signature of the customer on the Buyer's Broker Representative Program form.

Bidder # _____
(to be assigned by Ritchie Bros. Auctioneers)

**Buyer's Broker Representative Program
Broker Registration Form**

Twin Cities Auction
Saturday, March 29, 2008, starts at 1 p.m. sharp
Minneapolis Convention Center

Broker Information

Broker/Agent:					
Company Name:					
Company Address:					
City:		State/Prov:		Zip/Postal Code:	
License #:			Broker #:		
Tax Identification #:					
Office Ph. #:			Fax #:		
Cell Ph #:					

Customer (Buyer/Bidder) Information

Customer Name:					
Address:					
City:		State/Prov:		Zip/Postal Code:	
Ph. #:			Fax #:		
Cell Ph #:					
Email address:					

I would like to learn more about your services.

_____ Call me at the numbers provided about opportunities to sell property.

_____ Inform me of upcoming auctions.