



Exit Montgomery Whiteley Realty Real Estate Auction Broker Participation Agreement

A commission of 2% of the purchase price will be paid to any Arkansas licensed Real Estate Broker/Agent whose Buyer/Bidder is the successful purchaser of real estate known as Country Music Inn in Eureka Springs, AR to be sold at Public Auction on October 1, 2011 and who closes on time and pays the total contract sale price at closing.

Exit Montgomery Whiteley Realty hereby agrees to pay a commission to the registered broker on the following terms and conditions:

1. Broker/Agent must accompany prospective buyer at the initial viewing of property.
2. Broker/Agent must attend the auction with the prospective buyer and encourage bidding.
3. Prospective buyer must register and receive a Bidders Packet prior to bidding.
4. Prospective buyer agrees to bid on the property with the terms offered in Bidders Packet.
5. Prospective buyer must sign an Auction Real Estate Contract immediately following the auction of the property.
6. Broker must include an opening bid on this agreement.
7. Broker agrees that commission will only be paid at time of closing and dispersed by Closing Agent.
8. No commission will be paid when a prospective buyer has previously contacted seller or Exit Montgomery Whiteley Realty or who has been informed of this auction through our client / customer mailing list.
9. Broker informs prospective buyer that Exit Montgomery Whiteley Realty is the seller's agent only.
10. Broker may register only one prospective buyer at this auction.
11. Broker submits this completed form to Exit Montgomery Whiteley Realty no less than 48 hours prior to the auction. Form may be faxed to 870 423-2408 or emailed to Larry@Lmontgomery.com. It is the broker's responsibility to insure this form reaches it's destination on time.

There can be no exceptions to this procedure and no oral registrations will be accepted.

The signatures below indicate acceptance of the above terms and conditions.

Agents Signature

Prospective Buyer's Signature

Agent's printed name

Prospective buyer's printed name

Real Estate Company

Prospective buyer's Address

Agent's Phone Number

Prospective buyer's City, State, Zip

Exit Montgomery Whiteley Realty Office 870 423-2950 Larry Montgomery 870 423-2997	605 Eureka Ave. Suite A www.Lmontgomeryauktion.com	Berryville AR 72616 Fax 870 423-2408 Ronnie Whiteley 870 423-7965
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