

**BROKER REGISTRATION AGREEMENT**

I, \_\_\_\_\_ ("Registered Broker/Agent") a Broker/Agent with \_\_\_\_\_ (Firm Name) hereby registers my Client, (herein after the "Buyer") \_\_\_\_\_ with Tranzon VenueBid and Tranzon Integrity Partners for the Auction of the properties:

\_\_\_\_\_ 15 MacArthur Dr., Alexandria, LA

\_\_\_\_\_ 110 Broadway, Mangham, LA

\_\_\_\_\_ 1510 Front St., Winnsboro, LA

\_\_\_\_\_ 2599 Hwy 583, Rayville, LA

\_\_\_\_\_ 4434 Main St., Olla, LA

\_\_\_\_\_ 6204 Shreveport Hwy, Tioga, LA

\_\_\_\_\_ 6325 Masonic Dr., Alexandria, LA

\_\_\_\_\_ 6448 Hwy 28 E., Pineville, LA

\_\_\_\_\_ 108 Hwy 8 & Hwy 124, Harrisonburg, LA

\_\_\_\_\_ 517 Hwy 61 N., Natchez, MS

**BROKER HEREBY AGREES TO THE FOLLOWING:**

1. If my Buyer is the Successful Bidder at the Auction, I will receive a flat referral of Two Percent (2%) of the high bid price. It is understood and agreed that Buyer must acknowledge my representation by signing this agreement. Referral fee will be paid upon closing under the Terms of the Purchase Agreement. It is understood and agreed that no referral fee or compensation whatsoever shall be due unless and until each of the following conditions has occurred: (i) my delivery of this Broker Registration agreement to Tranzon VenueBid and/or Tranzon Integrity Partners (ii) execution by Buyer and ratification by Seller of the Purchase Agreement; and (iii) actual and final closing of title as evidenced by execution, delivery, and recording (where Applicable) of all closing instruments, and payment in full of the purchase price specified in the Purchase Agreement. It is further understood and agreed that if for any reason whatsoever the sale is not finally closed, including acts, omissions, or negligence on the part of the Seller and/or Auctioneer, Auctioneer and Seller are relieved from any and all liability, claim or charge whatsoever, and no referral fee or other compensation shall be due or payable to me. If my Buyer defaults under the Purchase Agreement results in forfeiture of the Deposit (as defined in the Purchase Agreement), or any portion thereof, or Buyer pays or becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages. In the event a commission reduction is required to consummate a sale, Tranzon reserves the right to proportionately reduce the commission herein.

2. I hereby represent and warrant that I am, (1) a duly licensed real estate Broker/Agent (2) serving only as a Broker in this transaction, not as a principal; and (3) my Buyer has no principal or ownership interest in my brokerage and is not a member of my immediate family.

3. I understand that a prospective purchaser may only be represented by one Broker/Agent. Tranzon VenueBid and/or Tranzon Integrity Partners shall recognize only the first registration received to our office.

4. It is understood and agreed that this registration agreement is valid only for the Auction and expires upon conclusion of the Auction, unless my client is the Successful Bidder at the auction. Any strikes or changes to any provisions or clauses by Broker/Agent/Buyer will make this entire agreement null and void.

5. The participating broker will be present with their potential buyer at the inspection of the properties.

6. The participating broker will attend the auction on December 2, 2008 with their potential buyer.

**BUYER HEREBY AGREES TO THE FOLLOWING:**

1. I hereby acknowledge that the within named Broker/Agent is my sole and exclusive representation in this matter.

2. That I shall NOT withdraw or rescind my opening bid, if one is made, prior to the start of the auction.

THIS AGREEMENT MUST BE COMPLETED, **IN FULL**, BY ALL PARTIES AND FORWARDED BY FAX TO (270) 737-7695 NO LATER THAN CLOSE OF BUSINESS Two (2) DAY PRIOR TO AUCTION.

**BUYER:**

**REGISTERED BROKER/AGENT:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature (Client)

\_\_\_\_\_  
Address

\_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature (Broker/Agent)

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Address

\_\_\_\_\_

(\_\_\_\_) \_\_\_\_\_  
Telephone

(\_\_\_\_) \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_  
Telephone Fax

This registration is accepted by Tranzon VenueBid: \_\_\_\_\_  
Tranzon VenueBid or Tranzon Integrity Partners Date

