

RICH WA\$\$ER

Auctioneer / Real Estate Broker

39 Shady Vista Rd.

Rolling Hills Estates, CA 90274

Phone (310) 541-4442, Fax (310) 541-6260

www.richwasser.com

Broker Registration Agreement

I, _____ (“Registered Broker/Agent”) a Broker/Agent with
_____ hereby register my client, _____
for the auction of:

Nellie Gail Equestrian Home, 27072 Lost Colt Drive, Laguna Hills CA, 92653

Event Date Sat, March 1, 2008
Event Start Time 1:00:00 PM

Inspection Date Sat, February 16, 2008
Inspection Time 12:00:00 PM - 16:00

Broker hereby agrees to the following:

1. If my Client is the successful bidder at the auction, I will receive a referral of **2.5%_____ (initial)** of the accepted high bid, excluding buyer’s premium from the Seller and/or Listing Broker upon compliance with all terms and conditions of this agreement and paid to Broker/Agent. It is understood and agreed that Client must acknowledge my representation by signing this agreement. Referral fee will be paid upon successful closing under 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 Rich Wasser Auctioneer 24 hours prior to auction, (ii) execution by Client and ratification by Seller of the Purchase Agreement; and (iii) actual and final closing of title as evidenced by execution, delivery, and recoding (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 of 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 Client defaults under the Purchase Agreement resulting in forfeiture of the Deposit (as defined in the Purchase Agreement), or any portion thereof, or Client pays or

becomes liable for damages to Seller, I shall not be entitled to any portion of such forfeited deposit(s) or damages.

2. I hereby represent and warrant that I am a duly licensed Real Estate Broker/Agent.
3. I understand that a prospective purchaser may only be represented by one Broker/Agent.

