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(Division of Richards, Richards, Gannaw & Associates Inc.)

BROKER/REALTOR PARTICIPATION AGREEMENT

This form MUST be completed and received by A Touch of Class Auctions at least twenty-four (24) hours prior to the auction. Forms may be faxed to: 705-726-9043 or 705-456-1902. Receipt of faxes is not guaranteed.

Realtor: _____
Realtor Phone #: _____ Realtor Fax #: _____
Company Name: _____
Company Address: _____
Company Phone #: _____ Company Fax #: _____
Client's Name: _____
Client's Address: _____

The above Broker/Realtor hereby wishes to register the above client as a potential Purchaser of the following property being sold at auction by A Touch of Class Auctions:

6487 Third Line, Essa, Ontario L9R 1V2

A Touch of Class Auctions hereby agrees to pay to the registering Broker/Realtor on the following terms and conditions; a Commission of up to two percent (2%) of the purchase price will be collected from the Seller at closing, if the above referred client is the successful Bidder who closes on the terms of the Purchase Contract. Broker/Realtor understands that to qualify for this commission, this registration form must be fully completed and received by A Touch of Class Auctions, at least twenty-four (24) hours prior to the auction and that the Broker/Realtor must attend the Auction with the Client, and encourage bidding. The Client must also fully complete and execute a Bidder Certification Form at least thirty (30) minutes prior to the commencement of the Auction on the day of the Auction. If the Client is the successful Bidder, the Broker/Realtor will be responsible for walking the Buyer through closing and obtaining all necessary signatures, etc. Broker/Realtor agrees that Broker/Realtor will not be entitled to a commission, if Broker/Realtor or any member of Broker/Realtors family or firm participates, as a principal at the auction. There can be No Exceptions to these terms and conditions, and No Oral Registrations will be accepted.

CONDUCT OF THE AUCTION: Each property is sold on an AS IS, WHERE IS BASIS. Your Client must complete any and all inspections, if desired, prior to the commencement of the Auction. Conduct of the Auction and increments of the bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to refuse admittance to or to expel anyone from the Auction for any reason, including, but not limited to, interference with Auction activities, creating a nuisance, canvassing, or soliciting.

Announcements made from the podium at the time of the Sale take precedence over all printed materials.

BUYER'S PREMIUM: If the Client is the successful Bidder, they must sign the A Touch of Class Auctions Agreement of Purchase and Sale Contract. There will be a Buyer Premium equal to ten percent (10%) of the last and highest bid added to the last and highest bid to establish the actual Sale Price on the Offer to Purchase Contract. An Earnest Deposit as required in the Terms and Conditions and on the Offer to Purchase Contract shall be paid by the Client and deposited into the A Touch of Class Auctions trust account. We are specifically disclosing to the Purchaser that paying this Buyer Premium does not create an Agency relationship with the Buyer/s and the Buyer acknowledges that A Touch of Class Auctions, Auctioneers, or their employee is an Agent for the Seller. Broker/Realtor agrees that Broker/Realtor commission will be due upon final closing of the purchase by their Buyer, with all consideration paid in full. Broker/Realtor agrees that commission will only be paid at time of closing and will be disbursed by Seller's legal representative.

A Touch of Class Auctions solely, if needed, shall have full and complete control of negotiations with the Seller in regards to commissions earned and to be received and the Commission Fee Scale will be based on that figure.

If the Client has been in contact with a representative of A Touch of Class Auctions, in regards to this Auction, is a part of our Client Mailing, or received a flyer from A Touch of Class Auctions, the Broker/Realtor will not qualify for a participation fee.

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

Bidder's Signature: _____ Realtor's Signature: _____
Date: _____ Date: _____