

BROKER REGISTRATION AGREEMENT

Court-Ordered Auction – Coalinga, CA
Bids Due January 7, 2009

Broker participation is welcomed. You must be a licensed California Real Estate broker and complete this form.

A referral fee of 2% of the high bid price will be paid to the licensed real estate broker whose prospect pays and closes on the property. To qualify for a referral fee, the real estate broker must:

- (a) be a licensed real estate broker who will abide by the National Association of Realtors Code of Ethics,
- (b) first register the prospect by completing this form and returning it by fax to 949.727.9022, **prior to January 5, 2009**. This registration form must be (1) signed by the prospect and (2) be received before any inspection of the property by the prospect;
- (c) submit the original of this form with the bid.

Each agent must submit the original Broker Registration Agreement form with the Bid Submittal Package completed by their prospect. A complete registration file on all prospects will be maintained. No broker will be recognized on a prospect who has previously contacted or been contacted by the Sellers or their representatives. Referral fees will only be paid upon closing and receipt of commissions. No referral fees will be paid if the agent or a member of his immediate family is participating in the purchase of the property and an affidavit will be required that the agent is serving only as broker and not as a principal. All fees paid are subject to the approval of the Court.

It is 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. If Buyer defaults under the Purchase Agreement and the deposit is forfeited by Buyer (as defined in the Purchase Agreement), or any portion thereof, or Buyer pays or becomes liable for damages to Seller, Broker 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, registered broker's commission may be reduced proportionately.

NO EXCEPTIONS TO THE ABOVE REGISTRATION PROCEDURE WILL BE MADE.

BROKER'S LAST NAME _____ FIRST _____

COMPANY'S NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE () _____ FAX () _____

E-MAIL _____

BROKER'S LICENSE NUMBER _____

I have read and agree to the above terms and conditions regarding the Broker Registration and would like to be a Registered Broker. I understand that this application and my registration pertain only to the sale of the above named property.

BROKER SIGNATURE _____ DATE _____

AGENT SIGNATURE _____ DATE _____

PROSPECT NAME _____ DATE _____

PROSPECT SIGNATURE _____ DATE _____

OPENING BID AMOUNT \$ _____

This form must be received by Tranzon Asset Strategies by 4:00 PM PST on January 5, 2009.

tranzon ASSET STRATEGIES

Phone: 949.727.9011 Fax: 949.727.9022