



James P. Ruckel
President / Broker

Ruckel Properties, Inc.

Developer 

March 10, 2006

Dear Realtor:

We are pleased to offer Swift Creek Phase 6-A for sale to the public. We are also pleased to be associated with Okaloosa County real estate professionals in regards to those sales. Ruckel Properties, Inc. is the listing broker for Swift Creek Phase 6-A. We invite your participation and appreciate your interest in our property.


We offer a co-brokerage commission of 2%, (1/2 the total commission), for all realtors who bring contracts which result in closings to Swift Creek. In order to qualify as a buyer's broker entitled to split the commission, we ask that you do the following:

1. You must be the procuring cause of sale and you must bring a written contract, on our form, to the Swift Creek sales office. The forms are available on our website at www.ruckelproperties.com.
2. You must handle the buyer's side of the transaction from the date of the offer through closing.
3. You must act as the liaison with our listing agent, keeping yourself and your client informed of status and progress through to closing.
4. You must obtain the earnest money deposit by check made payable to Old South Land Title. Your written offer, on our contract, will be presented to the Swift Creek office for signature. Old South Land Title will confirm to us by copy of the check that the earnest money deposit has been received by Old South.
5. We will not have a contract binding upon Ruckel Properties, Inc. until a contract has been signed by both sides and the earnest money deposit has been confirmed to us to be held by Old South Land Title.

Again, we appreciate your cooperation and your assistance. Please direct any questions regarding our brokerage relationship to Darlene Taylor or myself at Ruckel Properties, Inc. or call our agents at the Swift Creek sales office.

Very truly yours,

RUCKEL PROPERTIES, INC.



James P. Ruckel
President