

SPRINGS REALTY BUYER-BROKER REGISTRATION AGREEMENT

Thank you for bringing your customer to Sunland Springs Village. In order to avoid any misunderstanding, we will honor this registration for 180 days with the following stipulations:

1. Representation will **not** be honored, and a commission will **not** be paid, if customer has visited the sales office/model homes by himself/herself and has registered. This will be verified through our current customer database.
2. Buyer Representative/Broker must accompany the customer on the first visit. The following will not be honored: (1) drive-by registration, (2) customer arriving with instructions from the Broker not to register, or (3) customer notifying us of Broker involvement after the first visit.
3. Buyer Representative/Broker may re-register the customer any time within the initial 180-day period. Customer does not need to be present for the re-registration. However, if a contract is signed after the expiration date and customer has not been re-registered, a commission will **not** be paid.
4. Both the Broker and the Buyer Representative employed by the Broker listed below must have active real estate licenses in the State of Arizona. Springs Realty will verify this with the Arizona Department of Real Estate.
5. A commission of three percent (3%) of the base price (**less all discounts and/or incentives**) will be paid to the Broker of the Buyer Representative.
6. If a current resident of Sunland Springs Village purchases another home/condo within two (2) years after closing on a home/condo, a commission will **not** be paid to any Broker.
7. A Sunland Springs Village resident who is a licensed realtor will **not** receive a commission for purchase of their own home.
8. No commission is earned nor shall be paid if the closing does not occur for any reason including mutual cancellation.
9. This Agreement is not valid until accepted and signed by the Springs Realty Designated Broker.

Execution by you of this Registration Agreement also constitutes your agreement to indemnify and hold Springs Realty harmless from and against any and all claims, charges, work, fees, obligations, damages, liabilities, expenses and attorney fees incurred by Springs Realty by virtue of the actions, error omissions or mistakes of the undersigned buyer representative/broker, its company, or their agents, representatives or employees with respect to or in connection with this transaction.

Buyer Representative/Broker hereby agrees to the above guidelines and acknowledges that he/she does not represent Springs Realty.

Customer's Name _____ **Signature** _____

Customer's Address _____

Brokerage Firm Name _____ **Phone** _____

Brokerage Address _____

Buyer Representative _____ Broker _____

Buyer Representative's Signature _____ Date _____

Springs Realty Sales Representative _____ Date _____

Approved by Springs Realty Designated Broker _____ Date _____