



Community _____

Date _____

Buyer Broker Registration Form

*Amberwood Homes will be constructing the homes by separate agreement with Seller.

Thank you for bringing your client(s) to _____ (Seller). By registering their name(s) when you visit our community and/or show our models, you will establish a BUYER'S BROKER AGENCY. If your client(s) purchase an Home from Seller, you will be protected and receive a commission as provided for in stipulation number 6 below.

In order to avoid any misunderstandings involving agency, your registration will continue in effect for thirty (30) days from the date of this registration with the following stipulations:

1. The Buyer's Broker (you) must accompany and register your client(s) on their first visit to the sales information center. We cannot honor "Drive By" agency or sending clients to the model homes with instructions to tell our Sales Consultant that they are working with you.
2. Agency cannot be honored if the buyers have visited the model homes/sales information center by themselves.
3. After thirty days, the agency relationship must be re-established, in writing, by re-registering the client(s).
4. Seller acknowledges this agreement has a single price policy. The purchase price will be the same price whether a home is sold directly by Seller's sales consultant or in conjunction with a Buyer's Broker.
5. Seller's sales consultants are required to and trained to:
 - A) Show the prospect the product, answer all questions and communicate directly with the prospect, as necessary.
 - B) Write the contract on Seller's forms, and discuss and facilitate programs and commitments.
6. We pay a commission rate of 3% of the ADJUSTED BASE PRICE (base price minus all incentives, discounts and/or concessions). Realtor must hold an active real estate license in the State of Arizona at the time of Buyer's execution of the contract to be eligible for payment of a commission. Commission is not earned until successful close of escrow.
7. All parties signing hereby acknowledge receipt of a copy of this document.
8. If a client(s) returns to the property with another Buyer's Broker and submits a purchase document, the second broker will collect the commission, even if this occurs during the registration period outlined above and in stipulation 3 above, and Seller will have no obligation to any previous registered Buyer's Broker.

SELLER DOES NOT OFFER SUB-AGENCY. ANY BROKERS WILL BE REGISTERED AS BUYER'S BROKER.
THANK YOU.

Client(s) Signature: _____ Date: _____

Print Name: _____ Telephone: _____

Client Address: _____

Agent/Licensee Name (As Shown on ADRE): _____ Telephone: _____

Agent/Licensee Signature: _____ Date: _____

Brokerage Company: _____ Agent/Licensee Email: _____

Brokerage Address: _____

Seller's Sales Consultant Signature: _____

