



## Broker Registration

Date: \_\_\_\_\_

Prospective Buyer: \_\_\_\_\_

Thank you for introducing your prospective Buyer to Vita Bella at Lake Las Vegas. By registering your Prospective Buyer on their first visit to our community, you will establish a 120 day registration period from the date referenced above. If your prospective Buyer purchases a home at Vita Bella during the time they are registered, your position will be protected and your brokerage will be paid the qualified commission at the close of escrow. This registration applies only for the prospective Buyers and community listed herein.

In order to avoid any misunderstandings involving this Registration, Vita Bella will honor your position for the above noted period with the following stipulations:

1. Referrals cannot be honored if the prospective Buyer has previously visited this community not accompanied by you as their Realtor.
2. The Realtor must accompany or advise the Vita Bella sales team via phone or email and register the prospective Buyer on the prospective Buyer's first visit to the community. The Realtor must be the "procuring cause" and complete the Registration as stated.
3. Following the initial registration period, if the Prospective Buyer has not executed an Agreement of Purchase & Sale, the Registration must be re-established in writing by re-registering the Prospective Buyer at the Sales Office. Re-registration will extend the agreement as per stated on the re-registration.
4. At no time shall Edward Homes be responsible for the payment of more than one commission for any registered prospective Buyer. If the prospective Buyer has registered with more than one Realtor, Vita Bella will honor the earlier dated registration provided the Registration period or subsequent re-registration period is in effect.
5. All sales documentation will be prepared by a Vita Bella sales team member on approved forms only.
6. The referring Realtor acknowledges and agrees that the Vita Bella sales team may work directly with the prospective Buyer and will keep Realtor apprised of all communications.

7. Edward Homes will pay a referral fee in the amount of 3% of the purchase price.
8. Commissions will be paid through FATCO to the Broker of record for the realty firm listed below. The escrow officer is herein instructed to make commission check payable to the realty firm only. Checks will not be made payable to an individual sales agent or broker unless the referring broker is not affiliated with a realty firm.

By signature below, all parties acknowledge and agree to all terms referenced above.

\_\_\_\_\_  
Realty Firm

\_\_\_\_\_  
Prospective Buyer

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City / Zip Code

\_\_\_\_\_  
City / Zip Code

\_\_\_\_\_  
Daytime Telephone

\_\_\_\_\_  
Daytime Telephone

Realty Firm is \_\_\_ is not \_\_\_ a Corporation

\_\_\_\_\_  
Evening Telephone

Tax ID # \_\_\_\_\_ W-9 Completed? \_\_\_\_\_

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Referring Realtor

\_\_\_\_\_  
Vita Bella Sales Representative