

Rebate Terms and Conditions

Rebate is limited to Texas Sellers that do not require a real estate agent or broker to be present. Rebate is not valid if Buyer is working with another agent/broker or if Buyer has entered into a Buyer's agency agreement with another real estate agent/broker and the contract time has not expired or been cancelled with written notice.

1) At first visit to the builder/developer (known as Seller) potential Buyer MUST submit Casa Grande Realty's Registration Notice to sales representative AND register Casa Grande Realty LLC (CGR) as their broker. Failure to do so will result in no commission or rebate.

2) CGR must receive a minimum 3% commission and be listed on the purchase/sales contract as

the Buyer's broker. Buyer will receive 1.5% rebate from Broker's commission. If Seller offers Broker compensation in excess of 3%, Broker will retain additional amount. If Seller offers Buyer special incentives, those incentives belong solely to Buyer. Rebate is void if Buyer or Seller cancels/terminates the purchase contract. Rebate is paid only if Broker is paid.

3) Rebate is contingent upon Lender and Seller approval and is reflected on HUD 1 Settlement Statement.

4) Buyer acknowledges that no agency relationship is implied or offered. Buyer representation is not present in any capacity. CGR has no involvement in the purchase contract or claims and disputes between Seller and Buyer. CGR has no responsibility implied or actual to the Buyer. CGR makes no representation or warranties regarding the Seller or the product they are offering or any other aspect of the real estate transaction between Buyer and Seller, such transaction being solely between Buyer and Seller.

5) If Lender and Seller allow, Buyer may apply rebate to closing costs. If instead, Buyer is receiving rebate as a check 10-14 days after closing and funding, then Buyer must complete, sign and fax W-9 to CGR prior to check being issued.

Notice to Buyer: Broker advises Buyer to have the Abstract covering the property or the Title policy and commitment for Title insurance examined by an attorney of Buyer's choice. Also, if property is situated in a Utility district, Sec. 50.301, TX Water Code requires Buyer to sign acknowledgement of statutory notice from Seller about tax rate and bond debt of the District.

BUYER NAME: _____

SIGNATURE: _____ DATE: _____

BUYER NAME: _____

SIGNATURE: _____ DATE: _____

Fax the following signed items to Casa Grande Realty at 866.469.5142:

- 1) Rebate Terms and Conditions completed, signed and dated
- 2) Information About Brokerage Services signed and dated