

## Victors Realty Rebate Agreement and Payment Instructions

Victors Realty offers a rebate to its home-buying clients. A rebate is available only to Buyers who close escrow/final settlement with Victors Realty acting as their sole and exclusive agent in the purchase of real estate. The rebate will be paid either in the form of a reduction of closing costs or by wire transfer/check, upon the successful close of escrow/settlement. Rebates are calculated as follows:

The rebate is 50% of the cooperating broker (selling office) commission actually received by Victors Realty at the close of escrow/settlement for representing the buyer. The rebate will be paid or credited to the party or parties specified as the "buyer(s)" or "borrower(s)" on the HUD-1 Closing Statement or equivalent official closing statement.

Note: Commission percentages vary from home to home.

### NOTICE REGARDING NEW CONSTRUCTION AND OPEN HOUSES

In order for your Buyer's Agent to receive the full selling office commission and be able to give you a Buyer's Rebate, it is necessary, in most cases, for you to allow us to either accompany you to the listed properties or, in the case of new construction, allow us to register you as our Buyer Client(s) at or before your first visit. To receive your full rebate, have full representation, and receive the benefit of our negotiation skills, let us show you the properties.

All buyers must sign this Rebate Agreement before any rebate will be issued. The agreement needs to be signed prior to home showings. This rebate program is only available where permitted under state and federal law and when not otherwise prohibited by the buyer's lender. There may be tax consequences to the rebate. If you need legal or tax advice, you should consult with the appropriate professional.

The following forms must be signed prior to signing this form: 1) Disclosure Regarding Real Estate Agency Relationship (Selling Firm to Buyer), 2) Disclosure and Consent for Representation of More Than One Buyer or Seller, and 3) Buyer Representation Agreement – Exclusive.

I/We understand that to qualify for this rebate I/We must meet the following conditions:

- Buyer cannot be under a Buyer Representation Agreement or in negotiations with another Real Estate agent to qualify for the Buyer Rebate.
- Buyer will not qualify for the program on any property where you have enlisted the services of another Real Estate agent to view, negotiate, or made a previous offer on.
- When visiting New Construction, buyer must have a Victors Realty agent with them or have the Victors Realty agent register you with the builder prior to any visit.
- Only properties where Victors Realty will receive a Selling Office Commission qualify.

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Printed Name \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Printed Name \_\_\_\_\_

Agent's Signature \_\_\_\_\_ Date \_\_\_\_\_