

AVENCIA HOMES - HOMEBUYER'S AGENT POLICY

POLICY:

Our HOMEBUYER'S AGENT fee is a referral fee for walking in your client. Like most builders, we have a strict policy of requiring agents/brokers to accompany their clients on their first visit to a neighborhood, preview event, or information seminar. We do not credit any referral fees to the Homebuyers through escrow. See full HOMEBUYER'S AGENT Cooperation Terms and Conditions below.

REGISTERING:

On your client's first visit to the community or on their first visit to an event, a Buyer's Agent must accompany a potential Homebuyer. During your client's first visit, you must complete our **HOMEBUYER REGISTRATION FORM & REFERRAL FEE AGREEMENT**. If your client has not visited the community or attended a preview event before, we will allow you to register them and attach you to their file. While you are always welcome, from that point forward you no longer need to accompany the client on future visits.

HOMEBUYER'S AGENT COOPERATION TERMS AND CONDITIONS

1. Avencia Homes is not obligated to offer broker cooperation and, if offered, the broker cooperation shall be in an amount and terms determined by Avencia Homes in its sole discretion.
2. Avencia Homes may withdraw an offer of broker cooperation or change the terms of such offer, including the residences covered by the offer, at any time without notice.
3. If offered, broker cooperation shall be offered only to licensed South Carolina Real Estate Brokers.
4. The broker must accompany the purchaser at the purchaser's first visit to the community, preview event or information seminar. At such first visit, the broker and purchaser must execute and deliver all broker cooperation documents and materials required by Avencia Homes including the **HOMEBUYER REGISTRATION FORM & REFERRAL FEE AGREEMENT** as well as any ancillary agreement between Agent and Homebuyer.
5. The Homebuyer's Agent Cooperation Documents may not be assigned by the broker or purchaser.
6. The broker cooperation fee shall be paid if, and only if, the purchaser closes on a home that was contracted during the Registration Period of a Homebuyer and Buyer's Agent. If a contracted home does not close for any reason, including the fault of the seller, no broker cooperation amount shall be paid.
7. Avencia Homes shall have no obligation to provide the cooperating broker with notices or other information of any kind regarding the purchase of a home by the purchaser.
8. Broker and any salesperson representing the purchaser under Broker must have valid South Carolina real estate brokers/salesperson license at the time of execution of the Co-op Documents and the close of escrow for purchaser's purchase of the residence described in the Co-op Documents.

AVENCIA HOMES - HOMEBUYER'S AGENT COOPERATION AGREEMENT

1. HOMEBUYER'S AGENTS agree to use the registration process. Homebuyers will be registered on their first visit to AVENCIA HOMES Model Home, Open House, Sales Center or Builder's office, or at the first meeting if at an alternate location. HOMEBUYER'S AGENT shall accompany the Homebuyer on the first visit and register him/her with the AVENCIA HOMES in person. If it is not possible for the HOMEBUYER'S AGENT to be present at the Homebuyer's first visit, the HOMEBUYER'S AGENT shall
 - a. Visit or have previously visited the Riverwalk Community.
 - b. Provide a signed agency representation agreement between Client and Agent.
 - c. Complete registration form.
2. It is the responsibility of the HOMEBUYER'S AGENT to ensure that their client(s) and customer(s) are registered with AVENCIA and to extend registration of Homebuyers upon expiration of the registration period. Registrations expire 30 days after registration. If no Purchase Agreement is signed before expiration of a Homebuyer's registration, the Homebuyer Registration Form & Referral Fee Agreement shall be void unless extended.
3. A Homebuyer Registration Form & Referral fee Agreement may, at AVENCIA's option, be rejected if within the last sixty (60) days the Homebuyer was registered with AVENCIA by another HOMEBUYER'S AGENT, or the Homebuyer visited the Model Home, Open House, Sales Center or Builder's office on their own without notice from a HOMEBUYER'S AGENT or without prior alternate arrangements being made.
4. The cooperating HOMEBUYER'S AGENT may help and provide information and support to the Homebuyer throughout the process of design, financial arrangements, construction and pre-closing.
5. The cooperating HOMEBUYER'S AGENT's referral fee will be as indicated on the Homebuyer Registration Form & Referral fee Agreement. The referral fee will be paid to the properly registered Broker upon successful closing. The referral fee check will be mailed to the Broker's office within three business days of the successful closing.
6. Any dispute arising from these guidelines shall be resolved by the Broker of the cooperating HOMEBUYER'S AGENT and Avencia Homes Management and not by the agent(s), client(s) or customer(s). Any dispute over entitlement to the cooperating referral fee shall be resolved by submitting the dispute to an Arbitration Hearing Panel of the SC Board of Realtors to be decided using the current HOMEBUYER'S AGENT Guidelines for Procuring Cause.

HOMEBUYER REGISTRATION FORM & REFERRAL FEE AGREEMENT

Client Registration Date:

Registration Expiration Date:

HOMEBUYER(S): NAME:

ADDRESS:

CITY:

STATE:

ZIP:

OFFICE PHONE:

CELL PHONE:

EMAIL:

BROKER/AGENT: NAME:

SC License Number

REAL ESTATE AGENCY:

ADDRESS:

CITY:

STATE:

ZIP:

OFFICE PHONE:

CELL PHONE:

EMAIL:

REFERRAL FEE: The Real Estate referral fee shall be a Flat Fee of \$5,195 for single family homes and \$2,185 for townhomes.

The HOMEBUYER'S AGENT warrants that the above-named Homebuyer is aware that the HOMEBUYER'S AGENT is registering him/her with Avencia Homes and that all requirements regarding agency disclosures and representation or nonagency contracts between the HOMEBUYER'S AGENT and the Homebuyer have been satisfied.

In the event there is a dispute over entitlement to the referral fee reflected above, AVENCIA and HOMEBUYER'S AGENT agree to submit the dispute for resolution to an Arbitration Hearing Panel of the SC Board of Realtors.

This registration will remain in effect for a period of thirty (30) days. During the term of this registration, the cooperating HOMEBUYER'S AGENT may extend the registration for up to thirty (30) additional days –

with written notice. It is the responsibility of the cooperating HOMEBUYER'S AGENT to extend the registration.

By signing this form, the cooperating HOMEBUYER'S AGENT/Broker represent that they have reviewed AVENCIA HOMES - HOMEBUYER'S AGENT policy.

COOPERATING HOMEBUYER'S AGENT:

Name

Signature

AVENCIA HOMES

By

CELL PHONE:

EMAIL: