



# BROKER REGISTRATION - NEW CONSTRUCTION (TO BUILD) - 2024

## TERMS OF REGISTRATION

1. Agent must accompany the prospect on their first visit to our model sales center and/or corporate office, **OR NO sales fee will be PAID.** If the prospect has previously visited and was registered with or without another brokerage, the first registration of the Builder or first registering broker shall take precedence.
2. No phone-in registration will be accepted.
3. Registration shall be in effect for thirty (30) days from date of registration. It is the sole responsibility of the realtor to re-register their client; the builder is NOT responsible. After 30 days, builder is released from liability to said realtor for any sales fee due if no extension is in writing. Builder will consider the prospect as a builder client and proceed to contact the prospect. Builder will have no further obligation to real estate agent or broker office. **Initial Sales Agent:** \_\_\_\_\_
4. The expiration of the initial registration without an approved extension in writing expressly authorizes Groza Builders Inc. the right to work with said client, without any obligation to the below signed realtor/broker name on this registration form.
5. Sales fee shall be paid as follows:
  - Construction-Perm/Cash contracts: 50% paid at slab and 50% paid at modification and final closing of C/P loan, including all extras etc. owed to builder paid in full. All payments will be within 14 days from said pay schedule and draws paid in full up to date. **If lender pays sales fee, in addition to builder's first draw (as per contract) up front at one-time close cp, Builder will pay full sales fee at closing only if approved by builder at builders discretion and lender.**
  - End Loans: at Closing of Buyer's Loan and Builder receiving all funds due: 3% based on base price of chosen floor plan on applicable price sheet and closed on or before 30 calendar days after certificate of occupancy (CO). All sales fees shall be paid directly to the licensed real estate broker only at closing and funding.
6. The broker/real estate agent acknowledges that in the event the buyer does not close and pay in full all monies owed to builder, for any reason, or the contract is terminated, no sales fee is earned; nor will any fees be paid under any circumstance.
7. This agreement does not apply to any of the Groza Builders, Inc. Special Affordable Housing Programs or promotional specials and/or spec homes or any homes listed on the MLS, and or Groza Builders inventory (spec) home list. .
8. No sales fee will be earned on plan changes, promotional discounts, overages, credits, lot or lot prep, upgrades, additions, etc. and are subject to change without notice.
9. **Builder has exclusive right to contact prospect at contact information provided**

**SALES FEE CONDITIONS:** Groza Builders, Inc. **WILL PAY A 3% SALES FEE TO THE CO-BROKER BASED ON THE BASE PUBLISHED PRICE ON APPLICABLE PRICE SHEET.** (Excluding land costs, any and all allowance items, closing costs, credits, interest during construction, and/or promotional discounts). Reduction in appraised value and/or promotional specials and/or any credits issued after initial contract, will reduce base published price at signing and will affect sales fee. . All addendums written after initial contract are excluded from sales fees. .

### PLEASE FILL OUT THE FOLLOWING – ALL INFORMATION IS REQUIRED

Prospect Name: \_\_\_\_\_ Date: \_\_\_\_\_

Prospect Signature: \_\_\_\_\_ \* **I/WE AGREE**

**THAT WE ARE BEING REPRESENTED BY THIS AGENT & UNDERSTAND THAT ALL SALES FEES ONCE PAID ARE NON-REFUNDABLE.**

Prospect's Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

Brokerage: \_\_\_\_\_ Agent: \_\_\_\_\_ Signature: \_\_\_\_\_

Agent Phone/Email: \_\_\_\_\_ GBI Representative: \_\_\_\_\_

**\* IF BUYER DECIDES THEY ARE NOT BEING REPRESENTED BY REGISTERED AGENT FOR ANY REASON THEN NO SALES FEE IS TO BE EARNED AND THIS BROKER REGISTRATION WILL BE CANCELLED. IF NOT SIGNED BY AGENT & PROSPECT THEN REGISTRATION IS NOT VALID, AND NO SALES FEE WILL BE HONORED. THIS FORM IS SUBJECT TO CHANGE WITHOUT NOTICE \***