



REAL ESTATE BROKER POLICY

All Real Estate Brokers must register their clients. Registration is valid only when one (1) of the following guidelines for client registration has been followed:

1) You have physically accompanied the client to their initial contact with a Sivage Homes' Sales Associate and have registered them at that time by completing a Sivage Homes Buyer / Real Estate Broker Registration Form.

- or -

2) You have registered the client with a Sivage Homes' Sales Associate by telephone prior to their initial contact with our Sales Associate and you have completed a Sivage Homes Buyer / Real Estate Broker Registration Form within 48 hours after the initial contact with said Sales Associate.

- or -

3) The client may register for you by informing the Sivage Homes' Sales Associate and then you complete a Sivage Homes Buyer / Real Estate Broker Registration Form within 48 hours after the initial contact with said Sales Associate.

- or -

4) A buyer's agency agreement between you and the client dated prior to the initial contact with a Sivage Homes' Sales Associate is presented within 48 hours after the initial contact with said Sales Associate and you complete a Sivage Homes Buyer / Real Estate Broker Registration Form.

The registration of any client is valid for 60 days from the date of registration and can be renewed for an additional 60 day period by resubmitting a Sivage Homes Buyer / Real Estate Broker Registration Form prior to the expiration of the original registration form. The registration is valid for all Sivage Homes' communities.

In the event that more than one (1) Real Estate Broker registers the same buyer, the Real Estate Broker designated by the client will be considered the Real Estate Broker of record. If a Real Estate Broker has not been designated by the client, the later of the registration forms will be considered valid.

When registration is completed in its entirety, it will entitle the Real Estate Broker to receive a commission of three percent (3%) of the **net base selling price of the home. The net base selling price for a presold home is calculated by adding the base sales price of the home plus any lot premium then deducting any sales promotions, sales incentives and / or discounts (any custom improvements are excluded). The net base selling price for a model home or an inventory home (spec home / field model) is calculated by deducting any sales promotions, sales incentive and / or discounts (lot premiums and / or existing custom improvements are included).**

Please contact a Sivage Homes' Sales Associate for further details.