



**Cooperating Broker Commission Policy
ARCS Investments, LLC “On Your Lot”**

A. Commissions

A commission equal to three (3%) percent of the net base purchase price will be paid to the Broker who registers a prospective purchaser, ACTIVELY participates in the sales process, and such prospect enters into a contract to purchase a residence within sixty (60) days of registration.

The net base purchase price shall be the base price of the subject residence, not including the lot, model furnishings packages, upgrades, options, or custom changes, and shall be reduced by allowances, purchase price credits or sales incentives. In the event a prospective purchaser is registered by more than one Broker during the sixty (60) days preceding the date upon which the contract is signed, no commission will be paid until all parties agree on which realtor is responsible for procuring the sale. If agreement cannot be reached and contract is signed, no commission will be paid on the sale.

B. Advanced Commission Program

-Fifty percent (50%) of the sales commission will be advanced to the selling Broker upon expiration of any and all rescission periods, satisfaction or waiver of any and all contingencies, receipt of all deposits, closing of construction loan and commencement of construction. *In the event the transaction fails to close for any reason, broker agrees that the commission advance shall be repaid in full to Builder without delay.*

-Final 50% will be paid upon receipt of Final Payment and issuance of Certificate of Occupancy.

C. Registration

To register a prospective purchaser, the Broker-Salesperson/Associate must complete a registration form.

D. Additional Conditions

Only properly licensed and active Real Estate Brokers and their Agents/Associates from our local area may participate in the Builder commission program. This cooperating Broker Commission Policy is subject to change at any time without prior notice.

Customer

Date

Broker

Date