

VIP LOYALTY BUYER 20% REBATE PROGRAM AGREEMENT

What the AREA Team will do for you!

1. The **AREA Team** will help you get pre-approved for a home loan putting you in contact with a reputable mortgage lender, making you a CASH buyer!
2. The **AREA Team** will work with you to determine your desires, needs, wants and qualifications.
3. The **AREA Team** will email you regular updates of homes that match your home buying criteria. With this information you can pick the homes you would like to view and we will arrange a private viewing that's meets your schedule.
4. The **AREA Team** will create a personalized marketing campaign to find your ideal home if we don't find it in the MLS (Multiple Listing Service).
5. The **AREA Team** will create a CMA (Comparative Market Analysis) before we write and present an offer to be sure you are getting fair market value.
6. The **AREA Team** will point out anything we become aware of which could negatively impact the value of the home and use that information in negotiations on your behalf.
7. The **AREA Team** will discuss strategy with you regarding creating strong purchase offer, financing terms, possession date, etc. We will then help you prepare the purchase offer, present it on your behalf, and then negotiate to ensure you get the best home for the best possible price.
8. The **AREA Team** will continue to serve your needs even after you have purchased a home by showing you where to find the best services such as remodeling, carpet, granite, services, tile, painting, locksmith and handyman services just to name a few.
9. The **AREA Team** will, at close escrow, instruct the escrow company to pay you a 20% rebate of our earned commissions. (See back of this document for specific details)

What the AREA Team requires from you in return:

1. To become a cash buyer by obtaining a written pre-approval from a reputable lender, if you don not have one, the AREA team will recommend one for you.
2. To allow the AREA Team to represent you whenever you see a home (new or resale) that you want to view. This means that you will let us know when you are going to view any home, and advise all Agents, Builders and For Sale by Owners that you are working exclusively with the AREA Team. If you want to make an offer, you will do this through the AREA Team.
3. Be available to preview homes. Provide feedback on homes seen and service provided.
4. Inform AREA Team of any changes in your financial or personal circumstances that may affect your ability to purchase a home.
5. Give the AREA Team 6 months from the commencement of this process to represent you as your exclusive real estate agent by signing the AREA Team VIP Loyalty Exclusive Buyer Representation Agreement. Because the seller or builder pays our fee, you don't pay us anything for all the services we have outlined above, and **you are under no obligation to purchase a home** and if for any reason you are unsatisfied with the AREA Team service, **you may cancel at anytime.**

Buyer

Buyer

AREA Team Agent

Commencement Date



REBATE DETAILS

Rebate is available only to buyers who close escrow/proceed to final settlement with Larry Aguilar acting as their sole and exclusive Broker Associate with Integrity Real Estate and Investment in the purchase of real estate. For homes with a final sales price of \$200,000.00 or more, the rebate is twenty percent (20%) of the cooperating broker commission actually received by Larry Aguilar at the close of escrow/settlement for representing the buyer net of any allowances or other deductions by Larry Aguilar related to the transaction. The amount of the cooperating broker commission received will vary on individual properties. Occasionally, the seller and/or listing broker in a transaction will offer the broker representing the buyer a bonus or other additional incentive over and above the cooperating brokerage commission. Any such bonuses or other additional incentives are separate and apart from the cooperating brokerage commission actually received by Larry Aguilar and buyer is not entitled to a rebate on any bonus or other additional incentive monies paid to Larry Aguilar over and above the cooperative broker commission. If a rebate is paid, the rebate will be paid or credited to the party or parties named as buyer(s) or borrower(s) on the HUD-1 Closing Statement or equivalent official closing statement. In the case of an IRC 1031 Tax Deferred Exchange (Exchange), the party named as the buyer or borrower is the Qualified Intermediary (the Exchange Company and the rebate will be paid or credited to the Exchange Company for the benefit of the party conducting the exchange (the Exchanger). All buyers, or in the case of any Exchange, the Exchanger **must sign this Rebate Agreement and the AREA Team VIP Loyalty Exclusive Buyer Representation Agreement before any rebate will be issued.** This rebate program is only available where offered by Larry Aguilar permitted under state and federal law and when not otherwise prohibited by the buyer's lender(s). There may be tax consequences to the rebate. If you need legal or tax advice, you should consult with the appropriate professional. Offer subject to conditions, limitations, exclusions, modifications, and/or discontinuation without notice.

