Crestwood Communities

BROKER CO-OP RULES AND RESTRICTIONS

TO PRE-REGISTER CLIENTS: PRINT, COMPLETE, & FAX THIS FORM TO (626) 608-2575

COMMUNITY: _____

1. The Broker Co-Op commission % (percentage) is specific to each community and home site, (Consult with onsite sales team for commission % offered) Commission is based on original contract sales price less all financial and upgrade concessions. In addition, options or upgrades added later to the purchase price by the buyer or seller are not commissionable.
2. The Broker Co-Op Program is offered on homes currently released for sale. Homes not released for sale are not eligible
3. To be eligible, brokers or agents on behalf of brokers ("Participants") must hold a current and valid State of California Real Estate License and be in good standing with the Dept. of Real Estate.
4. Commissions will be paid as a referral fee at close of escrow. Participant must sign a CAR Referral Fee Agreement.
5. Participants must register their client(s) upon the Client's first initial visit to the Crestwood community. A prospect that has previously visited any Crestwood community and/or is/has been in escrow for a home at any Crestwood community is not eligible for this Program.
6. Client(s) must be pre-qualified with CWD Mortgage.
7. The purchase contract shall be on Crestwood's New Construction Residential Purchase Agreement forms; or on such other forms at Crestwood's sole discretion.
8. Crestwood Communities and/or their affiliates ("Crestwood") reserve the right to modify and/or terminate the Broker Co-Op Program without prior notice and/or obligation. Crestwood reserves the right to interpret the terms and conditions of this Program, and their final determination shall be final and binding. See Sales Representative for additional bonuses on select lots, if any.

CLIENT:	**PARTICIPANT:**
Name: _____	Broker: _____
Address: _____	Agent: _____
City: _____, State: ____, Zip: _____	Address: _____
Work Phone: _____	City: _____, State: _____, Zip: _____
Home Phone: _____	Phone: _____
Cell: _____	Fax: _____
Email: _____	Cell: _____
	Email: _____
	License: _____

Participant hereby introduces the above named Client to the named Crestwood community under the terms of the Broker Co-Op Program; and agrees to abide by these Rules and Restrictions. Participant acknowledges that Crestwood may contact Client directly to discuss the progress of the transaction and other issues relating to the sale and buyer's obligations.

Acknowledged and Agreed:

_____/___/____

Participants Signature Date