



**Broker Co-Op Rules and Restrictions**

**To register or pre-register clients: print, complete, & email this form to [info@crestwoodcommunities.com](mailto:info@crestwoodcommunities.com)**

To be eligible, Broker/Agent must hold a current and in good standing California Real Estate License with the Department of Real Estate at time of contract. Commissions will be paid to broker as a referral fee at close of escrow. Broker must sign a Broker Referral Fee Addendum at time of contract.

1. The Broker Co-Op program is offered on homes currently released for sale. Homes not released for sale are not eligible. Commission is based on contracted price at point of sale. Options added later are NOT commissionable. See onsite sales consultant for any additional bonuses on select homesites and include details in current commission at the community selected.
2. Commissions will be paid as a referral fee at close of escrow. An executed Broker Referral Fee Addendum is required.
3. Agents must register their buyer(s) upon the buyers 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.
4. Buyer(s) must be pre-qualified with CWD Mortgage prior to completing a Purchase Agreement, but is not required to close any transaction through financing provided by CWD Mortgage.
5. Buyer(s) must be in contract within 10 days of first visit.
6. The purchase agreement shall be on the Community's New Construction Purchase Agreement and Escrow Instructions ("Purchase Agreement") form as used from time to time at selected community.
7. 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.

**Community:** \_\_\_\_\_

<u>BUYER</u>	<u>AGENT</u>
Name: _____	Broker: _____
Address: _____	Agent: _____
City: _____ State: _____ Zip: _____	Address: _____
Phone: _____	City: _____ State: _____ Zip: _____
Email: _____	Phone: _____
	Fax: _____
	Cell: _____
	Email: _____
	License: _____

Agent hereby introduces the above named Buyer to the named CrestWood Community under the terms of the Broker Co-Op program; and agrees to abide by these rules and restrictions. Agent acknowledges that CrestWood may contact Buyer directly to discuss the progress of the transaction and other issues relating to the sale and buyer's obligations.

In consideration of their respective commitments above, the receipt and sufficiency of which are specifically acknowledged, Agent and Buyer confirm their agreement below.

Acknowledged and Agreed By Agent: \_\_\_\_\_ / \_\_\_\_\_  
Signature Print Date

Acknowledged and Agreed By Buyer: \_\_\_\_\_ / \_\_\_\_\_  
Signature Print Date

Acknowledged and Agreed By Buyer: \_\_\_\_\_ / \_\_\_\_\_  
Signature Print Date