

# AGENT BROKER-CLIENT REGISTRATION FORM

## BROKER REFERRAL PROGRAM GUIDELINES

This Form explains the Agent/Broker referral program at **POINTE BENICIA** and serves as the registration for both Agent/Broker and Client:

1. We understand the trust and confidence the homebuyer has placed with you, and we will strive to treat that relationship with respect. To properly register your client, the following guidelines have been established:
  - a. Registration with Client is valid for 90 days. Should the Client be in communication with the Sales Office at the end of this time frame, the Registration Agreement may be extended.
  - b. The Broker and the Client must register prior to ratification, by Seller, of *The Real Estate Sales Agreement & Receipt for Deposit*.
  - c. Verification of Broker. This registration is subject to verification that the Client is not registered with another referring Broker.
  - d. Should a Buyer choose not to be represented by you and request so in writing then this Registration Agreement shall become invalid with no responsibility for Seller to pay any referral fee for this or any subsequent sales transactions that may occur.
  - e. Exclusive registration. The referring Broker's registration of the Client is valid only for The Pointe Benicia Community.
2. Please be advised that certain homes may have been listed on the Multiple Listing Service. See the Community Sales Agent for information on these homes. The broker referral program as to these homes on Multiple Listing Service has been terminated and any commission to be paid on Multiple Listing Service listed homes will be paid pursuant to the Multiple Listing Service's listing, rules, and procedures.
3. The amount of the Broker referral fee is **THREE** Percent (**3**) % of the net price of the home (excluding options, upgrades or credits). The referral fee will become due and payable upon the close of escrow of the property and will be paid to/through the named Broker. As of the date the referring Broker registers a Client and at that time the referral fee becomes due, the referring agent/broker must:
  - a. Have an active State of California Department of Real Estate Salesperson or Broker License Certificate; and
  - b. Have his/her License hung with a brokerage firm whose primary business is listing and selling residential real estate.
4. After the point of introduction, all contracts and follow-up will be handled by the Community Sales Agent. No contract will be accepted on forms other than those provided by the Seller.
5. The referral of a Client or the payment of a referral fee does **not** establish any Agency Relationship between the Seller and the Broker. Any compensation paid to the referring Agent/Broker is for the said Broker's referral of the buyer for that property only.

6. This registration cannot protect the referral broker from another referral broker becoming involved. Any dispute arising between referral brokers due to these guidelines will need to be resolved by the referral brokers involved. In no event will Seller be responsible for more than one referral fee per transaction.
7. If a contract is accepted and later is terminated for any reason, Seller will not be responsible for a referral fee to the referring Broker.
8. Seller reserves the right to change or cancel this referral broker program at any time without notice.
9. This *Agent – Client Broker Registration Form* must be signed by the Agent/Broker's Client to be valid and enforceable.

**Client Information:**

Client Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone number \_\_\_\_\_ Cell Number \_\_\_\_\_

**Agent/Broker Information**

Agent Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone number \_\_\_\_\_ Broker's Telephone \_\_\_\_\_

Broker's Tax I.D. # \_\_\_\_\_

**Acceptance/Acknowledgement:**

By signature below, Agent/Broker acknowledges his/her understanding and acceptance of the terms of the broker referral program.

Agent/Broker Signature \_\_\_\_\_ Date \_\_\_\_\_

By signature below, the **POINTE BENICIA COMMUNITY SALES AGENT** acknowledges receipt of this Registration Form from Broker.

Signature \_\_\_\_\_ Date \_\_\_\_\_