



1% Commission Agreement

Your offer will include a provision requiring the seller to pay us a 2.5% commission for our representation of you. If the seller counters with a lower commission or no commission, we can work with you to adjust your offer accordingly.

Our minimum commission is 1% of the purchase agreement price or \$8,000, whichever is greater. The purchase agreement price is not necessarily the final sales price, as the price may be reduced during escrow.

We agree to credit the entire remaining commission toward your closing costs and/or as a reduction to the sales price. This credit will occur within escrow.

If any of the following occurs, each item will increase our commission by $\frac{1}{4}$ % (minimum \$2,000) of the purchase agreement price:

1. Your offer is accepted, but the agreement is later canceled.
2. We show you ten properties.
3. Five or more offers for different properties are submitted without a corresponding purchase.

| Number of Offers | Increased Commission |
|------------------|-------------------------------------|
| 1 - 5 | None |
| 6 - 10 | + $\frac{1}{4}$ % (minimum \$2,000) |
| 11 - 15 | + $\frac{1}{2}$ % (minimum \$4,000) |
| 16 - 20 | + $\frac{3}{4}$ % (minimum \$6,000) |

You have selected our highest rebate service option, which is intended for developers and experienced buyers. We will not provide in-depth consultation services or visit the property for appointments or inspections unless required by law. We are happy to convert you to our more comprehensive service option upon request. Thank you for the opportunity to be of service.

Hugh Borax

Buyer 1

Buyer 2