



Participating Broker Policy

Active Illinois licensed Real Estate Brokers can earn a 2½ % (2.5 percent) commission if their prospect purchases a non-listed residence from Professional Builders Inc. (PBI). This includes homes in PBI's inventory and homes contracted to build. If a licensed real estate agent refers another licensed agent which leads to a sale of a non listed PBI property, a referral fee of ½ % (0.5 %) will be paid to the referring agent provided he or she notifies PBI of the relationship immediately upon making the referral.

Commissions will be paid as follows:

1. You will earn a commission **if YOU accompany your prospect to our sales center** and he or she purchases a residence within sixty (60) days of your visit and you act as the agent. You must register your prospect and yourself during your first visit to the model home and make the sales consultant aware of your agent status. No call-in or after-the-fact registration can be accepted.
2. You may re-register your prospects for an additional sixty (60) days by appearing in person at the model with your prospect(s) and signing an extension.
3. If your prospect buys through another agent who has shown him or her a PBI home, we cannot protect your position with that prospect. We are guaranteeing that PBI will not sell your prospect directly during your protected period, including extensions.
4. You must allow our salesperson the opportunity to present our models.
5. Prices are subject to change. You should contact our sales staff to verify the availability of specific residences and any price changes or special offerings before quoting any figures to your prospect.
6. Home buyers must complete and sign Professional Builders Inc. Standard Purchase Agreement, copies of which are available from our sales staff.
7. We will coordinate with you all aspects of contract administration, closings, move-in, etc. It is desirable that you are available for assisting us as needed within your time constraints. You need not attend the closing, but you are most welcome.
8. This policy is subject to modification or withdrawal without prior notice.
9. As used herein the term "purchase price" means the total purchase price as shown on the seller's purchase and sales agreement including credits, discounts, change orders, or rebates.

New-Tradition Homes

Date

Broker

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