THE VINEYARDS AT COTTONWOOD

Buyer Broker Registration / Commission Agreement

Registration Date:_____/_____/_____

Brokerage / Company: _____

Client's Representative / Agent: _____

Agent's Address: _____

Agent Phone:_____ Email: _____

Client's Name(s): _____

Client's Address: _____

Client's Phone: _____

Client's Email: _____

I. **Client Registration of Broker:** Client acknowledges that the owner of these neighborhoods/homes will pay brokers who represent Clients a commission if certain specific conditions and terms are satisfied. One of the primary terms is that the Client has notified The Vineyards at Cottonwood I, LLC ("Vineyards") in writing, via this Registration Form, of the specified Broker/Agent as the party to be eligible for the commission if the terms and conditions set forth herein are satisfied. Client agrees that said registration is irrevocable and if Client changes brokers, then any and all commissions due and owing the Broker/Agent shall be the Client's responsibility.

II. **Terms of Cooperative Commission Agreement:** The Vineyards at Cottonwood I, LLC agrees to pay a sales commission to the Broker/Agent if, and only if, the following terms and conditions are completely satisfied.

1. Broker and, if applicable, any Agent working on behalf of the Broker ("Agent"), are licensed in the State of Arizona in accordance with the Arizona Department of Real Estate's requirements, and said license(s) are valid and in good standing on the date of this registration.
2. Client has not registered a different Broker/Agent with the Vineyards for which the Vineyards may be liable for paying a commission.
3. Written documentation **must** exist validating Broker/Agent's representation of Client on a Vineyards "Guest Registration Form."
4. A completed registration form is valid for **thirty (30) days**. If the Client does not execute a binding purchase agreement for a Vineyards home in the community within said 30-Day period, Broker/Agent, Client & the Vineyards must register again following 30-Day expiration of the original registration to earn a commission.
5. The commission payable to Broker/Agent by the Vineyards shall be 3% of the Base Purchase Price, **less** Seller paid incentives, as evidenced by the purchase agreement. The Broker/Agent shall not earn said commission unless and until this transaction closes. Yavapai Title Agency will disburse the Broker/Agent commission to Broker/Agent **at closing**.
6. The Vineyards agrees to pay Broker/Agent a commission under the terms set forth above and herein in consideration for Broker/Agent's cooperation in Client's consideration of a Vineyards home within the community and Broker confirms via signature below that they have informed their Client of this fact.
7. The Vineyards, Broker/Agent, and Client acknowledges that the Broker/Agent is **not** an agent of The Vineyards and owes no duty to the Vineyards.
8. Client and Broker/Agent acknowledge that The Vineyards at Cottonwood I, LLC is being represented by Realty One Group Mountain Desert.

III. **Client and Broker/Agent Relationship.** (Check if Applicable)

☐ The Client is also the Broker/Agent for this transaction. ☐ The Client is a relative or Business Associate of the Broker/Agent.

Client:	_____	_____
	Signature	Print Name
Client:	_____	_____
	Signature	Print Name
Broker/Agent:	_____	_____
	Signature	Print Name
Sales Rep:	_____	_____
	Signature	Print Name
Broker:	_____	_____
	Signature	Print Name