

Announcing NEW Co-Broke Program



PEBBLECREEK • SADDLEBROOKE • QUAIL CREEK • ROBSON RANCH • THE PRESERVE AT SADDLEBROOKE • SADDLEBROOKE RANCH

Why wait until Close of Escrow? Commissions* Paid SOONER!

• New Construction

Co-Broke commissions will be paid to Arizona licensed real estate brokers on qualifying purchases by registered homebuyer clients. 50% of the commission will be paid two (2) weeks after your client and the developer enter into the purchase contract. The remaining 50% will be paid two (2) weeks after the developer has released your client's home for commencement of construction (after your client has selected their construction options).

• Move-in-Ready Designer Homes

Co-Broke Commission will be paid at close of escrow on qualifying sales of completed move-in-ready Designer homes.

• Broker Commission Schedule

New construction – 3%

Completed move-in-ready Designer homes – 4%

The Villas at SaddleBrooke – 6%

Contact the Sales Office at a Robson Resort Community for the Broker Registration forms, for details & restrictions and to register your clients today.

PebbleCreek	623-935-6700	800-795-4663
Robson Ranch	520-426-3300	800-770-7044
SaddleBrooke	520-818-6000	866-818-6068
Preserve	520-825-9408	800-514-4428
Quail Creek	520-648-0332	888-648-0332
SaddleBrooke Ranch	520-818-6000	866-818-6068



Robson Resort™
COMMUNITIES

*Above Commission program terms and conditions are subject to change without notice and may be withdrawn at any time. The housing at any Robson Resort Community is intended for occupancy by at least one person 55 years or older per unit, although the occupants of a limited number of the dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. Homes at PebbleCreek are offered and sold by PebbleCreek Properties Limited Partnership, owner/agent. PebbleCreek Construction Company, general contractor, ROC190149. Homes at SaddleBrooke and the Preserve at SaddleBrooke are offered and sold by SaddleBrooke Development Company, owner/agent. SaddleBrooke Construction Company general contractor, ROC192901. Homes at Robson Ranch are offered and sold by Sun Lakes-Casa Grande LLC, owner/agent. Homes at Quail Creek are offered and sold by Robson Ranch Quail Creek LLC, owner/agent. Homes at SaddleBrooke Ranch are offered and sold by SaddleBrooke Development Company, broker for Robson Ranch Mountains, LLC, owner/agent. Robson Ranch Arizona Construction Co. general contractor, ROC192584, for homes in Robson Ranch, Quail Creek and SaddleBrooke Ranch. No offer for sale or lease may be made or accepted prior to buyer's receipt of Arizona Subdivision Public Report. A Public Report is available on the State Real Estate Department's web site. ©2012 Robson Communities, Inc.®



**CO-BROKE ARRANGEMENTS FOR SALES BY DEVELOPERS
AT ROBSON RESORT COMMUNITIES IN ARIZONA**

If the developer/seller (the "Developer") of a Robson Resort Community in Arizona enters into a purchase agreement (and deposit receipt) for a residence in the Robson Resort Community with a person (the "Client") registered with the Developer by a properly licensed real estate brokerage company ("you" or "Broker"), then the Developer will pay Broker the following co-broke commission:

- (1) If the purchase agreement is for a new home to be constructed, then:
 - your co-broke commission will be 3% of (a) the base price of the residence selected by your Client, plus (b) any lot premium, less (c) any discounts. Increases in the purchase price for options and upgrades to the home selected by your Client are not included in the calculation of the co-broke commission; and
 - if your Client pays the standard initial earnest money of \$15,000 (\$20,000 for purchase in Preserve at SaddleBrooke) plus 5% of any lot premium and provided there are no open or unsatisfied contingencies in the purchase agreement, your co-broke commission will be paid (a) one-half on the date that is two weeks after the Developer has signed the purchase agreement with your Client, and (b) the other half on the date that is two weeks after the residence to be built for your Client in the Robson Resort Community has been released for construction by the Developer, which occurs after your Client and the Developer execute a construction addendum specifying all of the options and upgrades to be included in your Client's new Robson Resort Community home.
- (2) If the purchase agreement is for a move-in-ready designer home, then:
 - your co-broke commission will be 4% of the total net purchase price of the home (i.e. less any discounts); and
 - your co-broke commission will be paid out of escrow upon the close of escrow on your Client's new Robson Resort Community home.
- (3) If the purchase agreement is for one of the existing move-in-ready Villas at SaddleBrooke, then:
 - your co-broke commission will be 6% of the total net purchase price of the Villa (i.e. less any discounts); and
 - your co-broke commission will be paid out of escrow upon the close of escrow on the Villa.
- (4) You understand and agree that your right to receive a co-broke commission is subject to the following terms and conditions:
 - a) You and the salesperson/agent must be licensed at the time of registration and at the time the purchase agreement with the Developer is executed in order for you to be entitled to receive a co-broke commission. You must provide a current copy of both your active Arizona Department of Real Estate license and the license of the salesperson/agent, as well as a current I.R.S. form W-9. You will supplement these documents with additional information upon request by the Developer.
 - b) This registration is valid only for the specific Robson Resort Community specified in the registration form. Each Robson Resort Community is a separate project with a separate owner/developer. Therefore, to receive a co-broke commission for a purchase by your Client in another Robson Resort Community, you will need to fill out the co-broke agreement for that Robson Resort Community. Although similar, there are separate registration forms for each Robson Resort Community.
 - c) You will not receive a co-broke commission for a purchase agreement signed by your Client prior to the date of the registration.
 - d) You will not receive a co-broke commission if another broker/salesperson has already registered the above homebuyer client within one (1) year **prior** to your registration date. Further, you will not receive a co-broke commission if another broker or salesperson is the procuring cause of the sale and is entitled to a commission pursuant to the rules or regulations of any applicable association of realtors or multiple listing service; provided, however, that commissions paid by the Developer or its affiliates to their employees will not affect or reduce commissions payable to you. The Developer and its affiliates together will pay no more than one co-broke commission for each qualifying home sale.
 - e) This registration and co-broke arrangement is valid for one (1) year only. You will not be entitled to receive a co-broke commission unless a purchase agreement between your Client and the Developer is entered into on or before the first anniversary of the registration date. Purchase agreements must be on the Developer's forms and on such terms and conditions as are acceptable to the Developer in its sole and absolute discretion.
 - f) To register your Client at a Robson Resort Community, you and your Client must go to that community's new home sales office together. The registration form will not be effective until it is signed by you, the Client and the Developer.

The Developer reserves the right to amend, revise or revoke this co-broke commission program without notice, at any time and from time to time, for any homebuyer clients registered after the date of such amendment, revision or revocation. This document in no way creates an agency relationship between the Developer and Broker or the salesperson listed above. Broker and its salesperson(s) are agents for the Client and have no right, power or authority to make any agreements, representations or concessions on behalf of the Developer. Any home sales will be on such terms and conditions as are acceptable to the Developer, owner/agent, in its sole and absolute discretion as set forth in the purchase agreement signed by the Developer and the Client.