

Announcing NEW Co-Broke Program



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

• New Construction

Co-Broke commissions will be paid to Texas 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 any Designer homes.

• Broker Commission Schedule

New construction – 3%

Designer homes – 4%

Contact the Sales Office at Robson Ranch, 940-246-2000, for the Broker Registration forms, details & restrictions and to register your clients today.



**CO-BROKE ARRANGEMENTS FOR SALES BY DEVELOPER
AT ROBSON RANCH DENTON**

If Robson Denton Development, LP (the "Developer"), the developer/seller at the Robson Ranch Denton Resort Community (the "Community") in Denton, Texas, enters into a purchase agreement (and deposit receipt) for a residence in the 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 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 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 home in the Community.
- (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 home in the Community.
- (3) 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 Texas Real Estate Commission 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 Community in Denton, Texas. 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 the Community, you and your Client must go to the 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.