BROKER REGISTRATION - NEW CONSTRUCTION (TO BUILD) - 2026

TERMS OF REGISTRATION

1. **The agent must accompany the prospect on their first visit to our model sales center and/or corporate office, OR NO sales fee will be paid. If the prospect has previously visited and was registered with or without another brokerage, the first registration of the Builder or first registering broker shall take precedence.**

2. No phone-in registration will be accepted.

3. **Registration shall be in effect for thirty (30) days from the date of registration. The realtor's sole responsibility is to re-register their client; the builder is NOT responsible. After 30 days, builder is released from liability to said realtor for any sales fee due if no extension is in writing. The builder will consider the prospect as a builder client and proceed to contact the prospect. Builder will have no further obligation to real estate agent or broker office.** **Initial Sales Agent: _____**

4. The expiration of the initial registration without an approved extension in writing expressly authorizes Groza Builders Inc. the right to work with said client, without any obligation to the below-signed realtor/broker name on this registration form.

5. Sales fee shall be paid as follows:

   - Construction-Perm/Cash contracts: 50% paid at the slab and 50% paid at modification and final closing of C/P loan, including all extras, etc. owed to builder paid in full. All payments will be within 14 days from said pay schedule and draws paid in full up to date. **If the lender pays the sales fee, in addition to the builder's first draw (as per contract) up front at one-time close cp, the Builder will pay the full sales fee at closing only if approved by the builder at the builder's discretion and the lender.**
   - End Loans: at Closing of Buyer's Loan and Builder receiving all funds due: 3% based on the base price of the chosen floor plan on the applicable price sheet and closed on or before 30 calendar days after the certificate of occupancy (CO). All sales fees shall be paid directly to the licensed real estate broker only at closing and funding.

6. The broker/real estate agent acknowledges that in the event the buyer does not close and pay in full all monies owed to the builder, for any reason or the contract is terminated, no sales fee is earned; nor will any fees be paid under any circumstance.

7. This agreement does not apply to any of Groza Builders, Inc.'s Special Affordable Housing Programs, promotional specials, spec homes, homes listed on the MLS, or Groza Builders' inventory (spec) home list.

8. No sales fee will be earned on plan changes, promotional discounts, overages, credits, lot or lot prep, upgrades, additions, etc., and are subject to change without notice.

9. **Builder has the exclusive right to contact prospect at the contact information provided**

SALES FEE CONDITIONS: Groza Builders, Inc. **WILL PAY A 3% SALES FEE TO THE CO-BROKER BASED ON THE BASE PUBLISHED PRICE ON APPLICABLE PRICE SHEET.** (Excluding land costs, any and all allowance items, closing costs, credits, interest during construction, and/or promotional discounts). Reduction in appraised value and/or promotional specials and/or any credits issued after the initial contract will reduce the base published price at signing and will affect the sales fee. All addendums written after the initial contract are excluded from sales fees.

PLEASE FILL OUT THE FOLLOWING – ALL INFORMATION IS REQUIRED

Prospect Name: _____ **Date:** _____

Prospect Signature: _____ * ***I/WE AGREE THAT WE ARE BEING REPRESENTED BY THIS AGENT HAVE A SIGNED AGREEMENT & UNDERSTAND THAT ALL SALES FEES ONCE PAID ARE NON-REFUNDABLE.***

Prospect's Mobile:_____ **Email:**_____

Brokerage: _____ **Agent:**_____ **Signature:**_____

Agent Phone/Email: _____ **GBI Representative:**_____

*** IF BUYER DECIDES THEY ARE NOT BEING REPRESENTED BY REGISTERED AGENT FOR ANY REASON THEN NO SALES FEE IS TO BE EARNED AND THIS BROKER REGISTRATION WILL BE CANCELLED. IF NOT SIGNED BY AGENT & PROSPECT THEN REGISTRATION IS NOT VALID, AND NO SALES FEE WILL BE HONORED. THIS FORM IS SUBJECT TO CHANGE WITHOUT NOTICE ***