

HOW IT WORKS

We are a Real Estate Brokerage with concentrated resources that services clients on new construction throughout the State of Florida. We don't have the large overhead that your local real estate office has and therefore, we can offer you a Commission Rebate of 1% back to you. On a \$400,000.00 purchase, that's \$4,000.00 in your pocket that your local real estate agent won't, or can't give back to you.

Its That Simple - Free Cash		
<u>HOUSE PRICE</u>	<u>REBATE</u>	<u>CASH to YOU</u>
\$150,000	1%	\$1500.00
\$200,000	1%	\$2000.00
\$500,000	1%	\$5000.00
\$750,000	1%	\$7500.00
\$900,000	1%	\$9000.00
Its That Simple - Free Cash		



5 EASY STEPS

1. Complete the Get [1% Rebate](#) Form with all your information. We will send you a confirmation of our receipt.
2. We will register you with the builder/developer(s) as your real estate agent/broker. Call us prior to contacting the community to confirm that we have registered you.
3. If you make any contact with the builder/developer or in-house broker, by telephone, on-site visits, email, fax, visiting developer websites, requesting brochures, among others, you must inform them in that communication that we are your real estate broker. You must also inform them in every other communication or contact that we are your real estate agent. In most cases, the builder/developer will request that you register by "Signing In" and on that registration form, you must put in writing that we are your real estate broker. If they have a registration form that asks "Are you working with a real estate agent" You must respond "Yes" and put our name down. In most cases, they will already have your information by the time you enter the sales center. Our Broker information is provided below.

4. When you sign a contract to purchase your new home, fax us a copy along with your Rebate email Confirmation.

5. Within 21 days of your closing of title, we will send you a check for the Commission Rebate.

If you are a current customer or client with another brokerage to purchase a new home, the cash back rebate program is not available to you. IBR direct, and/or its affiliates, does not intend to solicit clients or customers who are actively represented by another sales agent or brokerage.

THE FINE PRINT

You as the customer, must allow our brokerage to become the FIRST CONTACT and PROCURING CAUSE with the developer/builder/ or in-house broker. If you make any form of first contact with the builder/developer or in-house broker in the form of emails, visiting of builder websites, telephone contact, personal visit and the like, the builder can deny the payment of the real estate commission to our firm. If that occurs, we therefore, cannot pay the rebate to you. The commission rebate from us can only be legally paid to a named party to the transaction No third party can receive the commission rebate. Some real estate commissions paid by builders/developers are based on the base price of the home and do not include the extra's or additional items purchased by the buyer. We will rebate 1% of the commission as long as the real estate commission is 2% or higher. If the commission is less than 2%, we will pay you one third of the real estate commission that we receive. We reserve the right to credit the rebate to you at your closing if allowed by the developer. The rebate is paid only if we actually receive the commission from the developer/builder.

The information you will need for the builder/developer or in-house broker is as follows:

Corporate Offices

INDEPENDENT BROKERS REALTY
1035 N. COLLIER BLVD. SUITE 312,
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