

Buyer's Broker Registration Form

The following are the terms of the Russ Lyon Sotheby's International Realty Buyer's Broker Participation Program for Timberline Place:

1. To be eligible for a commission upon the sale of a home in Timberline Place, the Buyer's Broker must be registered at the time the purchase contract is executed and the close of escrow must occur within the time period specified in the purchase contract.
2. To register a client and be eligible for the full 3% commission, the Buyer's Broker must either refer in writing or accompany the buyer prior to or on the buyer's first visit to Timberline Place and both the buyer and the Buyer's Broker must execute and deliver this Agreement to Russ Lyon Sotheby's International Realty at the time of such first visit *or* the Buyer's Broker must execute and deliver this Agreement, via fax, e-mail, or standard mail, to the Timberline Place Sales Team **prior to their client's contact with Timberline Place**. A buyer may not be registered with more than one Buyer's Broker at a time.
3. The registration will last for a period of one hundred and eighty (180) days, unless within such one hundred and eighty (180) day the Buyer and Buyer's Broker execute another registration form providing and additional one hundred and eighty (180) day registration period.
4. The registered Buyer's Broker will be entitled to receive a commission in the amount of:

Co-Broke: Three percent (3.0%) commission of the condominium purchase price after incentives are subtracted. All commissions shall be payable at, and only in the event of, the close of escrow. No portion of any forfeited earnest money deposit shall be payable to the Buyer's Broker in the event that there is a termination of the purchase contract for any reason. Commission rate and structure is subject to change without prior notice. Notwithstanding the aforementioned, the offered commission rate shall become effective upon the Buyer and Seller's execution of contract.

Agent: _____

Buyer: _____

Broker: _____

Address: _____

Company: _____

City, Zip: _____

Address: _____

Phone/Fax: _____

Office/Cell: _____

Signed _____

Russ Lyon Sotheby's International Realty, Agent

Signed: _____

Date: _____

Buyer's Broker Agent

Note: The Buyer's Broker and the buyers acknowledge that the Buyer's Broker represents the buyer only. The Buyer's Broker does not represent Russ Lyon Sotheby's International Realty. No agency relationship has been established between the Buyer's Broker and Russ Lyon Sotheby's International Realty.

