



Commission Agreement

Client (Buyer) Name: _____

Bellegrass, LLC (the "Developer") hereby agrees to pay a commission of 3% to a duly licensed Real Estate Broker/Agent on a lot at Bellegrass, payable upon closing, according to the following terms:

1. The Broker/Agent initiated contact with Bellegrass and accompanied the Client on their **first visit** to the site or sales office and completed a Commission Agreement signed by the Developer and the Broker/Agent.
2. The Commission Agreement has not expired prior to an executed Sales Contract. The Commission Agreement automatically expires ninety (90) calendar days from the acceptance date on this Agreement. The Agreement may be extended in additional (90) day increments by executing a new Commission Agreement with the Developer.
3. The Broker/Agent submitted a complete Broker/Agent Client Registration Form with this Commission Agreement.
4. All Sales Contracts are executed on the approved "Contract for the Sale and Purchase of Real Property" as provided by the Developer.
5. In most cases, any commission due and payable at the closing of the sale of a Bellegrass lot will be paid directly by the Closing Attorney to the Broker/Agent.

Broker/Agent will not be entitled to a commission from Bellegrass, LLC if any of the following conditions exist:

1. There is a prior registration for the Client on file with Bellegrass and there is no "Commission Agreement" referencing the Broker/Agent.
2. The Client first initiated contact with Bellegrass as a result from Bellegrass advertising, Bellegrass press coverage, Bellegrass signage, Bellegrass newsletters, Bellegrass web searches, or other form of Bellegrass marketing - without assistance from a Real Estate Agent/Broker.
3. Broker/Agent did not accompany Client to the Site or Sales Office on the first visit.

I have read and accept the terms and conditions of the Commission Agreement:

Bellegrass, LLC	Date	Print Name
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Broker/Agent	Date	Print Name
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FOR OFFICE USE ONLY

Acceptance Date: _____ Confirmed by: _____