



Buyer's Rebate Form

Barrans Realty
253-862-5558
800-207-0991

Fax Document to: 206-333-0405

Barrans Realty 15% Rebate Agreement and Payment Instructions.

Barrans Realty offers a rebate to its home-buying clients. A rebate is available only to Buyers who close escrow/proceed to final settlement with Barrans Realty acting as their **sole and exclusive agent** in the purchase of real estate. The rebate will be paid either in the form of a reduction of closing costs or by check, upon the successful close of escrow/settlement. Rebates are calculated as follows:

The rebate is 15% of the cooperating broker commission actually received by Barrans Realty at the close of escrow/settlement for representing the buyer. The rebate will be paid or credited to the party or parties as the "buyer(s)" or "borrower(s)" on the HUD-1 Closing Statement or equivalent official closing statement. Note – commission percentages vary from home to home.

NOTICE REGARDING NEW CONSTRUCTION AND OPEN HOUSES. Nearly all new home developments and many re-sale home sellers have placed restrictions on payment of selling office commissions into the Northwest Multiple Listing Service Database. In order for your Buyer's Agent to receive the full selling office commission and be able to give you a Buyer's Rebate, it is necessary, in most cases, for you to allow us to either accompany you to the listed properties or, in the case of new construction, allow us to register you as our Buyer Client(s) at or before your first visit. With the proliferation of many new and different business models in the real estate brokerage, some listing agents are reducing the selling office commission when the Buyer's Agent does not accompany the Buyer on the first visit to the listed property. Bottom line: To receive your full rebate, have full representation, and receive the benefit of our negotiation skills, let us show you the properties.

All buyers must sign this Rebate Agreement before any rebate will be issued. Agreement needs to be signed prior to home showings. This rebate program is only available where permitted under state and federal law and when not otherwise prohibited by the buyer's lender. There may be tax consequences to the rebate. If you need legal or tax advice, you should consult with the appropriate professional.

I/We hereby designated Barrans Realty as our sole and exclusive Real Estate Broker. I understand to qualify for this rebate I/We must meet the following conditions:

- Buyer cannot be under a Buyer Agency Agreement or in negotiations with another Real Estate Agent to qualify for the Buyer Rebate
- Buyer will not qualify for the program on any property that you have enlisted the services of another Real Estate agent to view, negotiate, or made a previous offer on.
- When visiting New Construction, buyer must have Barrans Realty agent with them or have the agent register you with the builder prior to any visit.
- Only properties where Barrans Realty will receive a Selling Office Commission qualify.

Buyer's Signature _____ Date _____

Buyer's Signature _____ Date _____

Agent's Signature _____ Date _____

Fax Signed Copy to 206-333-0405 - Barrans Realty