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Ben Slade Realty is pleased to present our **2006 Buyer Rebate Program**.

The real estate industry has changed dramatically in just the last few years.

Buyers can now do their own research over the web and greatly assist their agent in the home-searching process. Take advantage of this breakthrough in technology that the Internet has provided and help us find you your next home.

And to give you an incentive, we have developed a substantial Buyer Rebate Program to reward you up to half of our commissions for your efforts. This cutting-edge program gives you the opportunity to put money in your pocket doing something you would have done anyway.

So become our partner and while you are uncovering potential properties and previewing them, we will be performing the necessary and skilled functions of being your agent.

We provide our Buyer clients:

1. A professional work ethic and a full-time showing schedule;
2. Superior negotiating skills.
3. Blunt and honest opinions about your choice of home;
4. Access to us by cell phone or email to schedule convenient and timely appointments to view homes you can't see on your own;
5. Creative ideas to narrow your search and help you find the right neighborhood in the right community;

The invaluable assistance you'll need to make sure you buy the right house at the right price.

We even make sure you have the right agent. We allow you to interview and choose between two of our 10 exclusive buyer's agents so you can decide who's best suited for you.

To get started, call me at 850-678-2924 to set-up your interview.

*Ben*



316 Tipperary Way,  
Niceville, FL 32578

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### **Ben Slade Realty Buyer Rebate Program Contract**

Buyer will receive **25%** of Ben Slade Realty's commission (usually 2-3% of sales price) less .0012 of the sales price (taken off the top of the commission before split).

To receive this rebate all terms below must be met:

1. Buyer views 5 houses or less with Ben Slade Realty. Buyer may go with Ben Slade Realty to final choice home 2 times for a total of 6 houses. Buyer will be shown any other houses by the listing agents that represent those listings. Buyer will tell listing agents that Ben Slade Realty is representing them.
2. Buyer must sign a Buyer's Brokerage Agreement (time period of 6 months), which entitles Ben Slade Realty to legally express opinions about the homes on Buyer's list and represent Buyer in transaction. For Sale by Owner (FSBO) homes will be excluded from the Agreement unless Ben Slade Realty finds and shows the home to Buyer. A copy of the For Sale by Owner's flyer will be attached to this contract.
3. Upon faxed receipt of Buyer's Brokerage Agreement and this Contract, Ben Slade Realty will set up an interview with one of our buyer's agents. All of Ben Slade Realty's buyer's agents are knowledgeable, experienced and exclusive in the buyer's agent industry. If Buyer needs other interviews, they will be available at any time.

Should Buyer desire or need to see more than 5 houses with Ben Slade Realty, the following Buyer Rebate structure will apply:

- 6-12 houses shown during 2 month period **20%**
- 13-25 houses shown during 2 month period **15%**
- 26-35 houses shown during 2 month period **5%**
- 35 or more houses shown OR period of viewings over 2 months **\$250.00**

The 2 month periods stated in the above rebate structure starts when the first listing is shown. Buyer will initial all listings shown and Ben Slade Realty will staple listings to contract to keep an accounting of the number of the houses shown.

The commission split to buyer will be paid within 5 days of closing and will be mailed to an address that Buyer provides. By law, the check can only be written to the Buyer.

Upon choosing a buyer's agent, the buyer's agent will perform an initial custom search for houses using criteria provided by Buyer and send this information to Buyer. Subsequently, Buyer may view active listings currently on the market at [www.Realtor.com](http://www.Realtor.com). Upon request, each week the buyer's agent will send a link to any new listings that become available matching Buyer's search criteria.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer(s)

\_\_\_\_\_  
Buyers(s)

**FAX this form and the Buyers Brokerage Agreement to: 850-678-3503**

Ben Slade Realty of the Emerald Coast, 316 Tipperary Way, Niceville, FL 32578

TEL: 850-678-2924

