

Cash Back Rebate Program Terms and Conditions

1. The Cash Back Rebate is available only to buyers who close escrow/proceed to final settlement with Michael Smith acting as their sole and exclusive buyer's agent in the purchase of real estate.
2. The Buyer Brokerage Agreement and Cash Back Rebate Program Terms and Conditions must be completed, signed and returned before any rebate will be issued.
3. The 1% cash back rebate is conditional on selling broker receiving a minimum of 3% commission on the purchase of the home. If commission received is 2% or greater but less than 3% of sales price, then a ½% rebate applies. No cash back rebates are offered on home purchases offering less than 2% commission.
4. The Cash Back Rebate is only available on homes purchased in the State of Georgia.
5. No rebate is offered on properties where the commission is paid on a net sales price of \$100,000 or less.
6. The Cash Back Rebate must be fully disclosed to the buyer's lender(s) and can not be given if it is otherwise prohibited by the buyer's lender(s). It is your responsibility to verify that your lender(s) will allow you to receive a rebate.
7. Cash Back Rebate recipients may be required to sign an IRS form documenting the rebate. Recipients will be responsible for any applicable taxes on the rebate. If you need legal or tax advice, you should consult with the appropriate professional.
8. The Cash Back Rebate will be paid only to the party or parties named as the "buyer(s)" or "borrower(s)" on the HUD-1 Closing Statement or equivalent official closing statement and cannot be disbursed to a third party.
9. Michael Smith is able to offer a Cash Back Rebate to homeowners that assist in the search for their own home and thereby reduce the costs incurred in purchasing a home. In order for the buyer to be eligible for the cash back rebate, Michael Smith will not show more than 15 homes. For every home over 15 shown to buyer by Michael Smith, the 1% cash back rebate will be reduced by 5%. After 25 or more home showings the buyer will not be eligible to receive a rebate. Buyers can search for and view an unlimited amount of homes online to narrow down the list of homes they wish to be shown.
10. Michael Smith will be unable to assist in the showing of homes outside of the Metro Atlanta, GA area. Rebates may still apply to homes purchased in other areas of Georgia. Contact Michael Smith for complete details.
11. Buyer Brokerage Agreement must be for a minimum of 4 months.
12. Rebate check will be mailed within 10 business days after closing.
13. The Cash Back Rebate Program is subject to conditions, limitations, exclusions, modifications, and/or discontinuation without notice.

Agreed to by:

Buyer Signature

Buyer Signature

Print/Type Name(s)

Date

Contact Information (Please Print)

Buyer's Name(s) _____

Address _____

City, State, Zip _____

Telephone Number _____

Fax Number _____

Email Address _____