

iRealty Flat Fee Brokerage 381 N. York Road Suite 21 Elmhurst, IL 60126

T: 708-542-4577, F: 800-372-7079 save@irealtyflatfeebrokerage.com

Buyer Rebate Program

iRealty Flat Fee Brokerage offers a Buyer Rebate up to 1% of the sale price with all Exclusive Buyer's Agent Agreements. Our commission is paid by the Seller and our services to you are Free.

Use our Preferred Lender and receive an additional rebate on average of \$1,000.

iRealty Flat Fee Brokerage, Inc. has agreed to provide the Buyer with a rebate, in accordance with the following:

- The real estate must be a non iRealty Flat Fee Brokerage listing.
- Properties under the purchase price of under \$200,000, do not qualify for a rebate.
- The rebate will be applied in the closing HUD-1 form. (You are advised to consult your tax expert)
- Buyer concessions are not included as part of purchase price. Rebate is based on net price.
- Buyers are responsible for their own OPEN HOUSE tours.
- Broker does not attend the real estate closing.

Options:

Purchase Price	Rebate 2.5% Commission	Rebate less than 2.5% Commission	Rebate Contract Submitted
\$200,000 To \$350,000	.5% of Purchase Price	10% of Commission	50% of Commission
\$350,001 to \$500,000	.75% of Purchase Price	15% of Commission	50% of Commission
\$500,001 to \$750,000	1% of Purchase Price	20% of Commission	50% of Commission

The Buyer acknowledges the following:

- A. This agreement for the payment of the rebate was achieved at the onset of the Buyer's relationship with the Broker.
- B. Payment of the rebate will be disclosed to all parties involved in the transaction, including but not limited to the Buyer's attorney and mortgage lender.
- C. Payment of the rebate is not contingent upon the use of other services or products being offered by the Broker or any affiliate of the Broker.



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EXCLUSIVE BUYER REPRESENTATION AGREEMENT

1. AGENCY: Buyer(s):			Referred as "Buyer"
appoint iRealty Flat Fee Brokerage a for the purpose of searching for, loo listed below.	=	_	
2. TERM: This agreement commence either party may terminate this agreement termination.			
3. BUYER'S AGENT'S DUTIES: Buyer	's Agent shall:		
a. Use best efforts to assist Butb. Use professional knowledgec. Assist the Buyer throughout	and skills to as	sist Buyer to negotiate for the	ourchase of this property
4. BUYER'S DUTY: Buyer shall:			
a. Work exclusively through Butb. Provide accurate financial in	-		ility to purchase the property
5. PAYMENT OF REBATE TO BUYER: applies) based on net sale price or a brokerage. Rebate will be paid as a	a percentage of	the commission, less any fees	incurred from the listing
Buyers hereby acknowledge receipt by and comply with its terms and co	•	py of this legally binding Agreer	ment and agree to be bound
Buyer Signature	Date	Buyer Signature	Date
iRealty Flat Fee Brokerage	Date	_	