



"Homes for the way you live"

Guaranteed Commission Program

"When you bring your customer/client to Manuel Builders, we realize that you are loaning us your reputation. All of us at Manuel Builders take that responsibility very seriously."

When you have a customer/client that is interested in buying or building a brand new Manuel Builders home, your commission will be guaranteed in accordance with the following registration policy:

1. You accompany your customer/client on their first visit to one of our models or sales office, introduce them to a Manuel Builder's representative, and fully complete the Broker/Client Registration form.

-OR

2. In the event you cannot accompany your customer/client on their first visit to one of our models or sales offices, you call in advance of the customer/client's first visit to a Manuel Builders model or sales office, complete a "Pre-Registration Introduction" form (available from any of our representatives and which will be sent via facsimile at your request or available at www.manuelbuilders.com under the Join our Team link), transmit it via facsimile to the Manuel Builders model or sales office to which you are sending your customer/client, and a Manuel Builders representative will register your customer/client for you with the assistance of your customer/client, in accordance with the terms of the "Pre-Registration Introduction" agreement.

-AND

3. Your client completes a Purchase/Construction Agreement and all related and required attachments on the forms provided and approved by Manuel Builders, and the sale is closed and funded.

POLICY REGARDING NON-REGISTRATION BY A BROKER

In the event a Realtor® or Broker is working with a customer/client and does not accompany them on their first visit to a Manuel Builders' model or sales office as set forth in Paragraph 1 above, or does not call in advance of the customer/client's first visit and complete the "Pre-Registration Introduction" form as set forth in Paragraph 2 above, but rather, the customer/client on their own, without the Realtor® or Broker, comes into the model or sales office, of Manuel Builders and makes initial contact with an on-site representative of Manuel Builders and mentions that they are working with a Realtor® or Broker, it shall be the sole responsibility of the Realtor® or Broker or its licensed agent to contact Manuel Builders' and complete a Broker Registration form by no later than 5 :00 p.m. of the next business day after the customer/client has visited the Manuel Builders model or sales center. In the event that the Realtor® or Broker does not complete the Client Registration form within the time set forth herein, they shall not be considered the procuring cause of sale nor shall they be eligible for a professional service fee in accordance with the Guarantee Commission Program.

It's easy to earn large commissions and incentives!!! 2.5% of the contract price **paid immediately upon closing and funding of the sale.**

Bring in and register your client and we'll assist you in the process. Since all Manuel Builders' representatives are dedicated solely to presenting Manuel Builders and do not get involved in resale or other real estate transactions, they focus their entire time and expertise on being fully informed of all aspects of building a new Manuel Builders home.

Their chief goal is to be there (our models are open during the week and weekends, see website for business hours), we will have a sales associate available to meet you, and to assist you and your client. Their principal desire is to make the process smooth, pleasant and rewarding for all participants. In order to avoid any misunderstanding and so that we can guarantee commissions to Realtor's or Brokers who are the procuring cause of sale, simply fulfill the requirements set forth above.

All of us at Manuel Builders look forward to establishing a long-term, mutually rewarding professional relationship with you.



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BROKER/CLIENT REGISTRATION

Customer: _____

Home Address: _____

Street

City

State

Zip

Telephone: _____ Date Registered: _____

Broker: _____ Associate: _____

Brokers' Address _____

Street

Telephone: _____

City

State

Zip

INFORMATION MUST BE COMPLETED IN ITS ENTIRETY FOR REGISTRATION TO BE VALID

Manuel Builders, LLC ("Builder") herein agrees to pay to the above-referenced broker ("Broker") a real estate brokerage fee in the amount of two and one half percent (2.5%) of the contract purchase price (the "Commission") paid upon closing of title and consummation of a sale to the above-referenced customer (the "Prospective Customer"), provided the Prospective Customer executes a binding purchase agreement with Builder within (60) days following the date of this registration and the terms and conditions of the Guaranteed Commission Program are met by the Broker or its licensed representative. The Broker, or their authorized representative, acknowledges that in the event the Prospective Customer does not consummate the purchase of a home built by Builder, for any reason whatsoever, no Commission is earned or will be paid to Broker, it's Associate or anyone claiming through them.

Brokers with a Prospective Customer duly registered on this form will be entitled to the Commission as provided herein for such sales of Builder's homes signed within (60) days following the date hereof (the "Registration Period"), subject to the following terms and conditions:

1. In the event that Broker or its Associate properly registers with Builder a Prospective Customer and the Prospective Customer returns within the Registration Period unaccompanied by the Broker or its Associate, and executes a purchase agreement with Builder on the purchase agreement form and related attachments as provided and approved by Builder (as evidenced by the signature of said broker or its agent as witness to said customer's signature thereon), the Broker or Associate will be deemed to be the procuring broker entitled to receive any Commission which becomes payable.
2. In the event that more than one broker or associate properly registers with Builder the same Prospective Customer, the broker or associate who actually accompanies the Prospective Customer when they execute the purchase agreement with Builder (as evidenced by the signature of said broker or its agent as witness to said customer's signature thereon) will be deemed conclusively to be the procuring broker entitled to receive any Commission which becomes payable.



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3. In the event that more than one broker or associate properly registers with Builder the same Prospective Customer and that Prospective Customer returns within the Registration Period unaccompanied by any broker or associate, and executes a purchase agreement, the broker with the most recent registration date, provided that the sale is within the Registration Period, will be deemed conclusively to be the procuring Broker entitled to receive any Commission which becomes payable.
4. In any of these events, Builder shall only be obligated to pay one Commission on any qualifying sale and shall have no obligation or liability to pay any Commission to any other broker or associate.
5. The registering Broker or Associate each agree that Builder and its representatives shall have the right to conduct direct follow-up communications and correspondence with the registered Prospective Customer.
6. The Broker or Associate discloses that it is acting in the capacity of Buyer's Agent.
7. The Broker or Associate herein warrant and represent that they are presently licensed to operate as a Broker or Sales Associate in the State of Louisiana, by the governing regulatory board Time is of the essence of this Agreement.

THE ABOVE TERMS AND CONDITIONS AS SET FORTH ABOVE AND ON THE BACK SIDE OF THIS FORM ARE ACCEPTED AND AGREED TO:

Manuel Builders, LLC

Broker/Associate

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____



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REALTOR@ FACSIMILE PRE-REGISTRATION INTRODUCTION

FAX TO: Manuel Builders ATT: _____

FAX FROM: _____

DATE/TIME: _____

INFORMATION MUST BE COMPLETED IN ITS ENTIRETY FOR THIS REGISTRATION TO BE VALID

The undersigned Realtor is introducing their customer/client as set forth below for the purpose of accomplishing a registration of said customer/client with Manuel Builders.

Realtor acknowledges that the customer/client designated below must physically visit a sales office of Manuel Builders by no later than _____ ("outside registration date"), and at which time a Realtor® registration form setting forth the terms and conditions of registration and Realtor protection will be completed by the Manuel Builders new home specialist for and on behalf of the Realtor® referenced below.

The Broker or Associate discloses that it is acting in the capacity of Buyer's Agent.

If and in the event the customer/client does not physically visit a Manuel Builder sales office by the outside registration date set forth above, a Realtor registration form will not be completed by Manuel Builders.

CUSTOMER/CLIENT: _____

HOME ADDRESS: _____
STREET CITY STATE

TELEPHONE: _____

REALTOR: _____
COMPANY NAME

REALTOR'S ADDRESS: _____
STREET CITY
STATE ZIP TELEPHONE

FAX _____ E-MAIL _____

THE ABOVE TERMS AND CONDITIONS ARE ACCEPTED AND AGREED TO:

Manuel Builders, LLC

Broker/Associate

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____