



Commission Back Rebate Program Terms and Conditions

1. The Commission Rebate is available only to buyers who close escrow/proceed to final settlement with Zenja Darabnia acting as their sole and exclusive buyer's agent in the purchase of real estate.
2. The Buyer Brokerage Agreement and Commission Rebate Program Terms and Conditions must be completed, signed and returned before any rebate will be issued.
3. The 20% commission rebate is conditional on selling broker receiving a minimum of 3% commission on the purchase of the home. Commission Rebate shall be reduced to 15%, should selling Broker Commission fall between 2% and 3% commission. No commission rebates are offered on home purchases offering less than 2% commission.
4. The Commission Rebate is only available on homes purchased in the State of Arizona.
5. No rebate is offered on properties where the commission is paid on a net sales price of \$100,000 or less.
6. The Commission Rebate must be fully disclosed to the buyer's lender(s) and cannot 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. The Commission 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.
8. The Commission Rebate shall be issued as a credit towards the Buyer/Borrower on the HUD-1 Settlement Statement.
9. Commission Rebate cannot be combined with an Agent to Agent Referral Fee. One or the other will be issued. That is for the buyer to discuss with the possible referring Agent.
10. Zenja Darabnia will provide Full Service to Home Buyers signed up with the Commission Rebate Program.
11. Buyers understand that should they attend **Open Houses** or visit **New Home Communities**, they are to make clear they are represented by a REALTOR, Zenja Darabnia. Should Buyer's be required to register to view a property or New Home Models, Buyers should list Zenja Darabnia as their representing Agent from HomeSmart. If they do not acknowledge Zenja Darabnia as Buyer's Agent, Buyer's **will not** receive a Commission Rebate should the buyer purchase through them directly.
12. Zenja Darabnia will be unable to assist in the showing of homes outside of the Metro Phoenix, AZ area. Rebates may still apply to homes purchased in other areas of Arizona. Contact Zenja Darabnia for complete details.
13. Buyer Brokerage Agreement must be for a minimum of 4 months. Should 4 months expire and buyers have not purchased a home, a new Buyer's Broker Agreement will be required to earn the Commission Rebate.
14. The Buyer's Broker Agreement can be cancelled at any time; however, the Commission Rebate Program shall be null and void upon cancellation.
15. The Commission Rebate Program is subject to conditions, limitations, exclusions, modifications, and/or discontinuation without notice.

Examples based on 3% Commission paid to Buyer's Broker (See Item 3 and 5):

Purchase Price	Commission % to Buyers Broker	Rebate to Buyer (20% of BB Total)
\$ 150,000	3%	\$ 900
\$ 250,000	3%	\$ 1,500
\$ 500,000	3%	\$ 3,000

By signing below, I acknowledge I have Read, Understand and Agree to all Terms and Conditions above:

Buyer Signature	Date	Buyer Signature	Date
Print Name		Print Name	

Contact Information:

Buyer's Name/s: _____

Address: _____

City, State, Zip: _____

Telephone and Email: _____