

BROKER REGISTRATION AGREEMENT – NEW BUILDS

Date of Visit: _____ Model Center: _____

Guest Name: _____ Guest Phone: _____

Guest Address: _____ City: _____ St: _____ Zip: _____

Broker Name: _____ Agent Name: _____

Agent Address: _____ City: _____ St: _____ Zip: _____

Agent Phone: _____ Agent Email: _____

Subject Property: _____ City: _____ St: _____ Zip: _____

1. Any Broker (and that Broker's salesperson) may participate in the SeaGate Homes Broker Co- Op Program if the Broker and the salesperson have active Florida Real Estate Licenses at the time the Broker or the salesperson, as the case may be, sign this Registration Agreement and at the time a commission is earned as a result of the Guest's purchase of a SeaGate home.

2. The Broker or that Broker's undersigned salesperson must accompany the Guest to the SeaGate Sales Center at the time of and for the purpose of the Guest's initial visit. This Registration Agreement must be completed in full at the time of the Guest's initial visit and signed by the Broker or sales person who accompanies the Guest and by an employee of SeaGate Homes at the SeaGate Sales Center.

3. This Registration Agreement and the rights granted hereunder are valid only for the six month period immediately following the date of the visit set forth above.

4. If within the six-month registration period a binding Contract for Sale and Purchase is executed by the Guest and SeaGate Homes, SeaGate Homes will pay to the Broker a commission of _____ percent of the published base home price at the time of Contract for Sale and Purchase. SeaGate Homes will pay the commission referenced in this Paragraph 4 within 10 days of the receipt in full by SeaGate Homes of the draw due under the Contract for Sale and Purchase when the slab has been poured and when a deposit of not less than 10% of the purchase price has been paid and no contingencies to the contract exists. Broker agrees to repay SeaGate Homes the commission advanced to Broker under this Agreement in the event the Contract for Sale and Purchase upon which the advance is based does not result in a sale and purchase, regardless of why the transaction does not close. Such repayment shall be due within 10 days after the date of written demand by SeaGate Homes.

5. There are no promises, representations, warranties or statements of the like that are part of this Registration Agreement unless specifically and expressly set forth in this Registration Agreement. This Registration Agreement cannot be altered, modified or amended unless set forth in writing and signed by the Broker and SeaGate Homes.

6. SeaGate Homes will pay a commission only to the Broker whose name appears on this Registration Agreement. The salesperson of the Broker hereby waives any claim or demand against SeaGate Homes for a commission, and the salesperson agrees that any claim or demand for a commission that the salesperson elects to make will be made by the salesperson directly to the Broker. This Agreement shall not constitute under

any circumstance a joint venture or otherwise create any relationship between the Broker and SeaGate Homes, other than as two contracting parties.

7. This Agreement shall control over any provision pertaining to real estate commissions in a Contract for Sale and Purchase between SeaGate Homes, Inc., or one of its affiliates, and the Guest.

_____	_____	_____	_____
Broker	Date	Realtor	Date

SeaGate Homes, LLC,
by its Manager SeaGate Management, LLC

_____	_____
Authorized Agent of SeaGate Management, LLC	Date