

BUYER REBATE PROGRAM

Help-U-Sell Allied Realty offers a Buyer Rebate program to its clients who choose us as their exclusive Buyer's Agent to buy their next home. This rebate is available on purchase of any Resale home or on a New Home Construction, anywhere in California. Our commission is paid by the Seller and our services to you are Free.

Are Rebates legal?

The real estate law in California says that we can give a rebate incentive to any buyer as long as the buyer is listed on the HUD-1 settlement statement as a principal.

The Buyer Rebate Program and Exclusive Buyer Representation Agreement MUST be signed by the buyer(s) at the onset of buyers' relationship with Help-U-Sell Allied Realty. No rebate will be paid if there is no signed agreement.

RULES OF THE BUYER REBATE PROGRAM

There are some limitations to this program, but we have tried to keep them as simple as possible:

- *Commission Rebate is available only to a buyer who closes a property where help-U-Sell Allied Realty has acted as the buyer's sole and exclusive agent in the purchase of real estate.*
- *To avoid conflict of interest, eligible homes for rebate do not include homes where Help-U-Sell Allied Realty is the Seller's agent.*
- *Buyers are not eligible for the rebate if they have signed a Buyer/Broker Agreement with another real estate agent. If you terminate your agreement or if it expires, we will be happy to assist you.*
- *All rebates are subject to buyer's lender guidelines and restrictions. It is buyer's responsibility to discuss the buyer rebate with their lender (most lenders are OK with the buyer rebate).*
- *Rebates will not be paid on a short sale unless approval by seller's lender/s..*
- *A rebate can only be paid if the buyer is listed on the HUD-1 Closing Statement as a principal.*
- *Buyers are advised to consult a tax adviser for any tax advice regarding the buyer rebate.*
- *The offer of a rebate is subject to regulations, conditions, limitations, exclusions, modifications, and/or discontinuation without notice.*

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Buyer	Date	Buyer	Date
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BROKER, Help-U-Sell Allied Realty Date

Help-U-Sell Allied Realty

EXCLUSIVE BUYER REPRESENTATION AGREEMENT

1. **AGENCY:** Buyer(s): _____ Referred as “Buyer” appoint Help-U-Sell Allied Realty as Buyer’s exclusive agent, referred as “Buyer’s Agent”, for the purpose of searching for, locating and purchasing real estate by Buyer, subject to terms and conditions listed below.
2. **TERM:** This agreement commences on _____ and ends at 11:59 p.m. on _____ either party may terminate this agreement at any time by giving the other party a 24-hour written notice of termination.
3. **BUYER’S AGENT’S DUTIES:** Buyer’s Agent shall:
 - a. Use best efforts to assist Buyer in locating a property which is acceptable to the Buyer
 - b. Use professional knowledge and skills to assist Buyer to negotiate for the purchase of this property
 - c. Assist the Buyer throughout the transaction and represent Buyer’s best interest.
4. **BUYER’S DUTY:** Buyer shall:
 - a. Work exclusively through Buyer’s Agent in acquiring property
 - b. Provide accurate financial information to Buyer’s Agent regarding their ability to purchase the property
 - c. Submit all offers through the Buyer’s Agent.
5. **PAYMENT OF REBATE TO BUYER:** Buyer’s Agent agrees to provide the Buyer with a rebate of the portion of the commission that the Buyer’s Agent receives from the Seller or his agent. This rebate will equal _____ of the commission received by the Buyer’s Agent. Rebate will be paid in either of the two ways:
 - a. As a credit to the Buyer at closing, subject to lender approval
 - b. By a separate check made out to the Buyer, within 3 days of closing
6. **ACKNOWLEDGEMENT:** The Buyer acknowledges the following:
 - a. This rebate agreement was achieved at the onset of Buyer’s relationship with the Buyer’s Agent
 - b. It is Buyer’s responsibility to disclose the rebate to the Buyer’s mortgage lender/s
7. **RECEIPT OF BUYER REBATE INFORMATION.** By signing below, Buyer acknowledges reading and understanding this Agreement and receipt of Information about the Help-U-Sell Buyer Rebate Program.

BUYER Date

BUYER Date

BROKER, Help-U-Sell Allied Realty Date