

Florida Rebate Agreement

New Homes – The National Fair Housing Laws ensure that commissions paid to Real Estate Brokerage Firms (real estate companies) by home builders has no effect on the purchase price of new homes. The Rebate you receive is taken out of the commission paid by the new home builder to Edward J. McDermott, your Home Buyer's Agent and Charles Rutenberg Realty, Inc., the Real Estate Brokerage Firm representing you.

Existing Homes – "Home for Sale" listing agreements, published through State and Local Multiple Listing Services, ensure that commissions paid to Real Estate Brokerage Firms (real estate companies) by private resale home sellers has no effect on the purchase price of the resale home. The Rebate you receive is taken out of the commission paid by the Resale Home Seller to Edward J. McDermott, your Home Buyer's Agent and Charles Rutenberg Realty, Inc., the Real Estate Brokerage Firm representing you.

Home Buyer Information

Name: _____
Name: _____
Address: _____

Home Phone: _____
Work Phone: _____
Cell Phone: _____
Fax Number: _____
Email: _____

Home Buyer's Agent Information

Edward J. McDermott, Realtor
Charles Rutenberg Realty, Inc.
1545 S. Belcher Rd.
Clearwater, Florida 33764
Office Phone: 727-538-9200
Cell Phone: 727-420-1172
Fax Number: 727-787-8164
Email: edmcdrelo@aol.com
Web Site: www.NHBRC.com

Seller Information

Seller: _____
Address: _____

Community: _____
Seller's Agent: _____

Seller Information

Office Phone: _____
Fax Number: _____
Email: _____
Agent's Cell Phone: _____

The home buyer's agent, Edward J. McDermott of Charles Rutenberg Realty, Inc., agrees to pay the Home Buyer a home rebate equal to 2% of the Purchase Price on any Builder's New Home and 2% of the Purchase Price on any Existing Home Owner's MLS Resale Home purchased through him. The 2% home rebate is 2/3 of the commission paid by the seller when based on a 3% commission rate. Rebates based on commission rates less than or greater than 3% will be prorated, but the Home Buyer will always receive 2/3 of the commission paid by the seller to Edward J. McDermott of Charles Rutenberg Realty, Inc. (An office fee of \$290 will be deducted from rebates and rebates will be eliminated if the commission rate is less than 2%).

This Rebate is subject to the following Disclosures and Requirements:

- 1. If you are currently working with a real estate agent, please disregard this program, as it is not intended to be a solicitation to participate and you are not eligible.**
2. Signing this certificate does not place the buyer under an obligation to enter into a purchase agreement with the seller.
3. Buyer is to notify the seller's agent that they are represented by Edward J. McDermott, a licensed Florida Realtor Associate of Charles Rutenberg Realty, Inc.; and the names of Edward J. McDermott and Charles Rutenberg Realty, Inc. must be written on the seller's registration card / guest sheet and the Home Purchase Agreement.
4. By mutual consent and subject to applicable Local, State and Federal laws the home buyer will receive the rebate in cash or as a credit on the HUD-1 Settlement Statement to reduced closing costs.
5. Edward J. McDermott and Charles Rutenberg Realty, Inc. make no representation regarding the tax treatment of this cash rebate / closing cost contribution. Please consult your tax advisor for more information. No taxes will be withheld.
6. It is the home buyer's responsibility to disclose the rebate to their lender.
7. The Seller / Seller's Agent has acknowledged that Edward J. McDermott of Charles Rutenberg Realty, Inc. is the Home Buyer's Agent and Procuring Cause for any purchase agreement between buyer and seller. Upon closing of escrow the seller has agreed to pay Charles Rutenberg Realty, Inc the agreed upon or advertised cooperating broker commission of _____ (3% if left blank), or the buyer's agent fee as listed by the MLS, whichever is greater.

Seller / Seller's Agent (Signature) Date

Home Buyer (Signature) Date

Home Buyer's Agent (Signature) Date

Home Buyer (Signature) Date