



CENTRAL METRO
REALTY

Home Buying Rebate Agreement

Central Metro Realty LLC ("Broker") agrees to offer a Home Buying Rebate to Buyer equal to ___ of the Broker's compensation according to the following terms and conditions:

1. Buyer must execute a Residential Buyer Representation Agreement with Central Metro Realty LLC and close escrow and proceed to final settlement with Central Metro Realty LLC acting as their sole and exclusive agent in the purchase of real estate.
2. According to the rules of Texas Real Estate Commission, Sec 535.147c, Broker may offer rebates to parties we represent in a transaction. Broker will only pay a rebate to a party named as the 'Buyer' or 'Borrower' on the HUD-1 Closing Statement or equivalent official closing statement.
3. Prior to closing, Buyer agrees to make their lender, if any, aware of the rebate and receive the lender's approval for payment of a rebate by Broker to the Buyer. In the event Buyer's lender prohibits payment of a rebate, Broker is not obligated to make any rebate payment.
4. Buyer understands there may be tax consequences to the rebate and agrees to consult with their own tax advisor. Buyer agrees to hold Broker harmless of any tax consequences resulting from the rebate.
5. Rebate is not available for properties where the final sales price is less than \$100,000.
6. Rebate is not available if Broker has entered into a separate contract to pay the Buyer's relocation company any portion of our commission.
7. Buyer understands that a check will not be issued by Broker until the Broker's compensation has been received and cleared our banking institution.

By signing below, Buyer agrees to the terms and conditions of the Central Metro Realty LLC Home Buying Rebate Terms and conditions.

Agent Name: _____ **Signature:** _____ **Date:** _____

Buyer Name: _____ **Signature:** _____ **Date:** _____

Buyer Name: _____ **Signature:** _____ **Date:** _____

Broker Name: _____ **Signature:** _____ **Date:** _____