

# Closing Gift Certificate

Search the MLS from [www.viprealtycompany.com](http://www.viprealtycompany.com)

Our home buying service is not only free, if you have an authorized Gift Certificate, you will receive **\$1,000** minus taxes, at closing on the purchase of an existing home or **1%** of the sales price minus taxes at closing (up to **\$5000**) to build or buy with a builder.

*Choose from 25,000+ homes in the Realtor's MLS or build with 1 of 15 builders.*

Buyer(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Agreement Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_



This Closing Gift Certificate is good for the purchase of property advertised in the Realtor's MLS or to build a home with the following builders: Arbor Homes, Beazer, Biltmore Homes, Centex Homes, Estridge Homes, Fischer Homes, M/I Homes, Pulte Homes, Ryan Homes, Ryland Homes, Shoopman Homes, Silverthorne Homes and custom builders.

**This Gift Certificate is subject to the following Eligibility Requirements:**

1. If you currently have an agreement in writing with another Realtor to represent you as a buyer's agent, please disregard this program. It is not our intention to interfere with that relationship.
2. In return for using VIP Realty Company, LLC as an exclusive buyer's agent, VIP Realty agrees to the above rebate (closing gift) of the commission received from the seller's realtor or builder.
3. The "Closing Gift" shall be given at the Closing and shall be part of the ALTA Settlement Statement.
4. If the commission paid to VIP Realty on behalf of the buyer is less than 3% of the total sale price of the property or less than \$3,500, whichever is larger, Buyer shall not receive a rebate. Minimum purchase of \$100,000 required.
5. The REBATE MUST BE DISCLOSED, IN WRITING, TO ALL PARTIES TO THE TRANSACTION AT THE TIME OF THE OFFER OR ACCEPTANCE OF THE PURCHASE AGREEMENT. Indiana State Law requires this disclosure; therefore, you or your VIP agent must be able to show written evidence that the disclosure was made within the timeframe above. If not, Buyer and VIP Realty agree that Buyer will not receive a rebate on the transaction.
6. Buyer shall not receive a rebate if Buyer purchases a HUD owned property, a VA owned property, a bank or Corporate owned property, or Short-Sale property, other foreclosed properties or properties where you VIP Realty buyer's agent becomes a "Limited Agent" as disclosed in the VIP Realty Company, LLC Office Policy Disclosure.
7. The Rebate must be Approved by the Lender & appear on the ALTA Settlement statement.
8. No Rebate if your home is listed with VIP Realty Company at a discounted rate.
9. No Rebates are allowed after Closing.

Must be signed by all parties to be valid.

\_\_\_\_\_  
VIP Realty Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
VIP Realty Broker

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

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