

Closing Gift Certificate

Search the MLS from www.viprealtycompany.com

Our home buying service is not only free, if you have an authorized Gift Certificate, you will receive **\$1,000** after closing on the purchase of an existing home or 1% of the sales price (up to **\$8000**) 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: Augusta Homes, Arbor Homes, Beazer, Biltmore Homes, Centex Homes, Davis Homes, Drees Homes, Estridge Homes, Gunstra Homes, Hansen & Horn, KB Homes, M/I Homes, C.P. Morgan, Pulte Homes, Ryland 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 to Buyer within 5 business days after VIP Realty receives the commission (from the Seller, the Seller's Real Estate Company or the Builder) and the closing of the transaction, whichever is later.
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 owned 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. If any mortgage company requests the rebate to appear on the HUD-1 closing statement, VIP Realty and Buyer agree to handle the rebate as directed by the mortgage company, as long as their request is legal and ethical.

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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