

**BAHAMA CONSTRUCTION
PLATINUM ASSET GROUP**

BROKER COOPERATION AGREEMENT

Customer: _____

Telephone: Day _____ Evening _____

Address: _____

City: _____ State: _____ Zip: _____

AGENT: _____

Agent Telephone: Day _____ Evening _____

REAL ESTATE COMPANY: _____

Address: _____

City: _____ State: _____ Zip: _____

This Agreement is made between **Bahama Construction/Platinum Asset Group**

(Builder/Developer) and _____ **(Broker)**. Broker desires to earn commission by selling Builder's homes, and Builder agrees to pay commissions to Broker provided Broker and Broker's agent comply with the policies and procedures contained in Builders Broker Co-op Program documents. Therefore Builder and Broker have entered into the terms and conditions contained herein.

Registration: Brokers or their licensed Agents must physically accompany their clients to the sales office on their initial visit to qualify to participate in Builder's Broker Co-op Program.

The Broker or Agents must register their clients on Builder's Broker registration form. Registrations will be honored for 90 days following the registration date. A Broker or Agent cannot register clients who have already registered at the sales office center, or (online thru Builder's website), within the previous 90 days. Broker or Agent may renew a registration for an additional period of 90 days from the date of renewal by visiting the sales office with or without the client) and completing another registration form.

Compensation: Builder will pay a commission equal to 3 percent of the base price of the home or commission per agreement in the MLS. **Finished upgrades are not commissionable.**

Commission Payments: Commissions are earned as of the closing date. On homes to be built or under construction, Builder will pay half of the commission when the purchaser's mortgage is approved, all contingencies are removed and the buyer has paid a minimum 10 percent deposit and has signed off on their plans. Builder will pay the balance due at closing. On completed homes, Builder will pay the entire commission at closing.

Cancellation or Default: If the closing does not occur for any reason, no commission will be due or paid. Broker or Agent agrees to refund any prepaid commission upon written notice of cancellation or default.

Showing: Builder's New Home Associates are responsible for showing the community or products to the client. Broker or Agent agrees to allow the New Home Associate to complete the presentation and work with the client until such time as the client is ready to leave or sign a purchase contract without interference from the Broker or Agent.

Builder encourages Brokers and Agents to accompany their clients during the presentation, but discourages them from (a) making negative comments or dissuading a client from making a purchase decision and (b) taking an active role in the presentation unless encouraged to do so by the New Home Associate.

Contract: The New Home Associate is responsible for preparing the contract and sales documents. I have read this policy and agree to the terms contained therein.

Broker: _____ Builder: _____

Date: _____ Date: _____

Business Office: 1490 NE Pine Island Rd., Ste #7A Cape Coral, Fl. 33909

Phone: 239-800-2568 bahama.lf@gmail.com or platinumassetgroup@gmail.com
www.TropicalGulfAcres.info