



## **EXIT STRATEGY REALTY**

**2235 W. North Ave. Chicago IL 60647**

**Office (312) 554-5478 • Fax (312) 268-5478**

### ***Cash Back Rebate Program Terms & Conditions***

You earn a rebate of the Buyer's/Seller's Agent Commission when you register and comply with the following Terms and Conditions of the Cash Back Rebate Program.

The Rebate is available only to Buyers/Sellers who close and have final settlement with Thomas Greenan of ***Exit Strategy Realty*** acting as their Buyer's/Seller's Agent/Broker .

- If you currently have an agreement in writing with another Realtor to represent you, please disregard this program. It is not our intention to interfere with that relationship.
- I will rebate to ***Military Veterans*** 30% of my personal gross commission and 20% to ***Non-veterans***.

- The Cash Back Rebate Program Terms and Conditions must be completed, signed and in the possession of ***Exit Strategy Realty*** before any rebate will be issued.
- In the event that a referral fee or commission must be paid to any third party on the sale of the property thus reducing the amount of commission received by ***Exit Strategy Realty***, then the rebate to Buyer or Seller will be reduced by the amount of the referral fee or the commission paid to said third party.
- The Cash Back Rebate will be paid only to the party or parties named as the "Buyer(s)" or "Borrower(s)" or "Seller(s)" on the HUD-1 Closing statement and cannot be disbursed to a third party.
- Buyer acknowledges that Buyer's cost basis in the real estate shall be lowered by the amount of the rebate. ***Exit Strategy Realty*** makes no further representation regarding the tax treatment of the rebate. No taxes will be withheld from payment. Please consult your qualified tax advisor for more information.
- It is the Buyer's responsibility to disclose the cash rebate to their mortgage company representative at the earliest possible date. Incentives may not be permitted in connection with certain loan programs for the Buyer. Please consult your lender regarding whether or not you can collect the incentive in connection with your loan. ***Exit Strategy Realty*** reserves the right to pay the rebate to a home Buyer or Seller in one of the following forms: 1) paying closing costs and/or pre-paid items on the HUD-1 Settlement Statement, 2) in the form of a discount on the purchase price, or 3) in any other form as determined in ***Exit Strategy Realty*** sole discretion based on the needs or requirements specific to the transaction.

- You may cancel this agreement at any time by notifying your wish to cancel by letter, fax or email. Your cancellation will take effect on the date we receive your letter, fax or email, and we will acknowledge your cancellation in writing.
- The Cash Back Rebate Program is subject to conditions, limitations, exclusions, modifications, and/or discontinuation without notice.

I have read and understood the terms and conditions of the Agreement and hereby agree to abide by them.

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Thomas Greenan \_\_\_\_\_ Date \_\_\_\_\_

Managing Broker \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Email \_\_\_\_\_

Name \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Cell Phone (    ) \_\_\_\_\_ Work (    ) \_\_\_\_\_