

## Sean. Co-Operative Broker & Agent Registration Program

The Co-operative Agent Referral program is open to licensed re-sale Agents. This is a TWO Page Registration form.

### I. REGISTRATION OF CLIENT IN PROGRAM

1. To participate in the Program, a co-operating agent (the "**Agent**") shall:
  - (a) personally introduce a prospective purchaser (the "**Client**") to the Sean. Sales Representative on the first visit by the Client to the Sales Pavilion (an "**In Person Registration**"). Incomplete Registration Forms or forms not executed by the Client will not be accepted and will not be eligible for the Program. If the client has in anyway registered, signed up on website or enquired with Sean prior to this first visit with the Agent, then the parties agree that no commission is payable. The Sean Sales Rep. shall not be responsible for the Client executing the Registration Form;
2. The Registration Form must be fully and properly executed by Sean's Sales Representative, Agent and Client, for the Agent to be eligible for the Program.
3. Upon receiving Sales Representative approval, Registrations shall be valid for a 30-day term commencing on the date of execution of the Registration Form by the Client. Registrations are not renewable except in certain circumstances.
4. If the Registration Form is duly executed, and the Client thereafter enters into a Purchase and Sale Agreement ("**PSA**") for a Sean home during the term or renewal term (if applicable) of the Registration Form, then, upon the deal becoming firm (i.e. all conditions are waived and requirements met by Client and/or Sean's representative) during the term or renewal term (if applicable) the Agent will be eligible to receive a Referral Payment under the Program in accordance with the applicable Referral Payment Structure below.
5. The Client must enter into a firm APS or waive all conditions of the APS within the initial 30-day term for the Agent to be eligible to receive the Referral Payment for an In Person Registration.
6. The Sean Sales Representative shall register the Client and the Agent on the Registration Form (as attached). The Agent shall receive a signed copy of the Registration Form at the time of execution by the Sales Representative.

### II. REFERRAL PAYMENT STRUCTURE

1. In Person Registration
  - (a) \$2,000 payment upon the Client's APS with Sean becoming firm (i.e. all conditions are waived) (the "**First Payment**") and a minimum of \$5,000 deposit has been received and cleared from each client;
  - (b) 2.5% (two and a half percent) of the base net sale price of the unit, excluding GST, GST rebate, other applicable taxes, upgrade structural/design studio sales and land premiums, minus the First Payment, upon the closing of the transaction and transfer of the property to the Client (the "**Second Payment**"). Base price shall be in accordance with the APS' final net closing price and will be confirmed by Sean in our sole discretion.
2. Referral payment rate is subject to change without notice.
3. In the event of a Purchaser default upon or prior to closing, any commissions payable and/or paid to Agent are immediately refundable to Sean.

### III. GENERAL RULES AND REGULATIONS

1. Prospective Clients arriving with an Agent's business card only do not qualify for the Program. Telephone registration are not acceptable. A Signed Buyer Representation contract should be provided by the Agent and the Agent must be present at first visit.
2. Clients who have previously registered with Sean on his/her own through any method, including but not limited to mail, email, fax, telephone or visitation of sales office shall not be eligible for the Program.
3. All firm APS' with applicable Registrations Forms are subject to final approval by Sean Mason and do not qualify for Referral Payment until receipt of such final approval. Agent shall be responsible for confirming final approval of any commission payable through Sean Mason only and not on-site Sales Representatives.
4. If the prospective Client is registered by two separate Agents, Sean will only pay the Referral Payment to the first Agent to receive a Registration signed by the Client.
5. Regulations are subject to change from time to time without notice, and all Referral Payments to be approved by Sean at its discretion. Limited selection may be available to the Program and prices may change without notice.
6. An Agent's client may purchase more than one home, however only one commission will be payable and is not negotiable.
7. Client & Agent with approved Referral that is subsequently found to have previously registered with Sean will not be honoured.
8. Builder reserves the right to, acting unreasonably, limit investor purchases, demand additional deposits (even after the contract is signed) , direct where in the community to allow investor rentals, unilaterally cancel executed APS with suspected and/or proven investors and provide full refunds, all in the Builder's unfettered discretion.
9. Brokers may only register one client per visit and/or event.

Sean. COOPERATIVE AGENT REGISTRATION  
THIS IS A TWO PAGE REFERRAL AGREEMENT.

I, \_\_\_\_\_, (AGENT'S NAME), on  
\_\_\_\_\_, (DATE) hereby agree  
that I have read and understood the above terms and conditions and agree to abide by such  
terms and conditions in order to participate in the Sean. Referral Program, with my Client  
\_\_\_\_\_.

**ATTACH AGENT BUSINESS CARD HERE ---**

**ALL OF THE FOLLOWING INFORMATION MUST BE COMPLETED FOR REFERRAL TO BE VALID.  
PLEASE NOTE THAT REGULATIONS ON PAGE ONE MUST BE INITIALED BY AGENT FOR RE-  
FERRAL TO BE VALID**

CLIENT NAME:  
ADDRESS:  
CITY:  
POSTAL CODE:  
CELL #:  
RES #:  
EMAIL:  
PURCHASE DATE:  
HOME TYPE:  
HOME SITE:

CLIENT SIGNATURE(S):

BY SIGNATURE, CLIENT AGREES THAT HE/SHE UNDERSTAND THAT THE RE-  
FERRING AGENT SHALL BE PAID A COMMISSION OF SAID AMOUNT AND TIM-  
ING AS STATED IN THE AGREEMENT.

REGISTRATION IS VALID FOR 30 DAYS FROM THE ABOVE DATE ONLY.

APPROVALS REQUIRED FOR VALIDITY:

Sean. Sales Agent \_\_\_\_\_  
Sean Mason \_\_\_\_\_