



REAL ESTATE COMMISSION ADVANCE REQUEST AND AGREEMENT

Property Address: _____

Lot: _____ Block: _____ Addition: _____

THIS REAL ESTATE PROFESSIONAL COMMISSION ADVANCE REQUEST AND AGREEMENT (this "Request") is made by the undersigned Broker and Agent (collectively, "you") in connection with the New Home Purchase Agreement (the "Purchase Agreement") by and between PERFECTION BUILDER ("Perfection Builders"), and the Buyer referenced above with respect to the purchase by Buyer of the Home referenced above and more particularly described in the Purchase Agreement.

We at Perfection Builders realize that there are numerous alternatives available to you when helping your clients select a home. We appreciate you bringing them to Perfection Builders and we will continue to do our best to make the home buying process exciting and enjoyable to your clients and profitable for you.

In connection with the Purchase Agreement, Perfection Builders will consider your request that Perfection Builders advance one hundred percent (100%) of the Commission to you prior to the actual closing of the Home upon the following terms and conditions:

1. The Buyer must be in compliance with all terms and conditions of the Purchase Agreement, including, without limitation:
 - (a) The Buyer must have made all earnest money and other deposits required under the Purchase Agreement.
 - (b) All financing and other contingencies must have been satisfied and the Buyer must have satisfied all requirements for "Loan Approval" (as that term is defined in the Financing Addendum entered into by Buyer in connection with the Purchase Agreement) or "Evidence of Closing Proceeds" (as that term is defined in the Cash Purchase Addendum entered into by Buyer in connection with the Purchase Agreement"), as applicable.
2. Perfection Builders must have commenced actual physical construction of the foundation of the Home.
3. The "Closing" (as defined in the Purchase Agreement) of Buyer's purchase of the Home is not reasonably anticipated to occur within forty-five (45) days of Perfection Builder's receipt of this Request.
4. Notwithstanding any bonus or other commission incentive, the maximum Commission amount for which Perfection Builders will consider advancing one hundred percent (100%) will not exceed three percent (3%) of the sales price reflected in the Purchase Agreement and accompanying addenda as of the date that actual physical construction of the foundation of the Home commenced.
5. This Request must have been fully executed by you and accepted by an authorized officer of Perfection Builders, and Perfection Builders must have received a complete, accurate, and valid IRS Form W-9 executed by Broker.
6. No advances will be made to Broker/Agent if acting in such capacity in a transaction for which such party is also a buyer.

