

BROKER CLIENT REGISTRATION

CLIENT'S NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____ COMMUNITY: _____

Urban Living is soliciting the cooperation of area Brokers in selling our new homes. We will be pleased to pay you a Broker Referral Fee of three (3%) percent of the final Earnest Money Contract sales price, after closing, on all qualified Broker referral prospects. To qualify for a Broker referral: (1) the Purchaser must not have been registered as a prospect by a Urban Living salesperson; and (2) except for a proper telephone registration, or pre-registration, you (the Broker or Agent) must accompany your prospective Purchasers in person to the Urban Living Office and register them on their initial visit.

If you are unable to accompany your prospective Purchasers on their initial visit, you may visit the Sales Office in advance and pre-register your client for a thirty (30) day period. On rare occasions, you may be unable to visit the Sales Office. You may register your prospective Purchasers by telephone prior to their visit. A telephone registration is valid for 48 hours only. If the registration form is not signed in the Urban Living Sales Office by you within the 48-hour period then these prospects will not be registered in your name and you will not be paid a referral fee. No Broker registration will be accepted after the prospective Purchaser has come to the Urban Living Sales Office and registered on their own. Any Broker registration is effective only for thirty (30) days from the date of registration. Upon expiration of any thirty (30) day period, you (the Broker or Agent) must re-qualify by signing a new Broker Client Registration form.

In order to qualify for this Broker Referral Fee, you must be employed as a licensed Real Estate Agent and/or Broker with an active Real Estate Company.

Urban Living reserves the right to discontinue this three (3%) percent Referral Fee Program at any time without prior notice.

Your referral fee for the above referenced prospective Purchasers, should they enter into an Earnest Money Contract under the terms of this agreement, is acknowledged and protected by this document.

No split referral fees will be paid. In the event that two Brokers register a Purchaser, prior to or contemporaneous with the initial visit to the community, then at the time of signing the Earnest Money Contract, the Purchaser shall designate which of the two Brokers will be paid.

This is not a blanket registration for all Urban Living communities. You must register your prospective Purchasers in the Urban Living Office for each community that your prospective Purchasers may wish to consider.

Please indicate your acceptance of the above terms by signing in the space indicated below.

_____	URBAN LIVING
REAL ESTATE COMPANY	_____
_____	SALES REPRESENTATIVE
BROKER or AGENT	_____
_____	DATE
BROKER or AGENT TELEPHONE NUMBER	_____



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