

## Home Buyer Savers Club Terms and Conditions

The Home Buyer Savers Club's purpose is to offer members special deals on a variety of goods and services, mostly on services related to buying a home. A group of serious home buyers has more negotiating power than an individual buyer. Membership is a one time cost of \$495. Member benefits shall at a minimum consist of the following:

1. **50% Commission Rebate** when using Tim Maitski as sole buyer's agent in the purchase of a home.

### **Terms and Conditions of Rebate:**

- a. Non-Exclusive Buyer Brokerage Agreement and Home Buyer Savers Club Rebate Terms and Conditions must be completed, signed and returned before starting to work with Tim Maitski as your buyer's agent.
- b. The 50% commission rebate is for half the amount that Tim Maitski receives from the listing agent for that particular home. Any additional agent incentives that are offered will also be split 50/50.
- c. Minimum commission to Tim Maitski is \$4500. Therefore, rebates for any homes that result in a commission of less than \$9000 from the listing agent will be for whatever amount remains after the minimum \$4500 commission is paid to Tim Maitski. For example, a \$250,000 home with a 3% commission would result in a \$3000 rebate (\$7500 total commission less \$4500 minimum commission to Tim Maitski).
- d. Tim Maitski will show as many homes as necessary. There is no time limit for the purchase of a home. Tim Maitski will provide all normal and customary services that a buyer agent usually provides such as a comparative market analysis, contract negotiations, repair negotiations, expedite items for lender and closing attorney, attend final walk through, attend closing.
- e. The 50% Commission Rebate is only available on homes purchased in the state of Georgia.
- f. Buyer may use any lender that they so desire but they must initially be pre-approved by one of Tim Maitski's preferred lenders.
- g. The Commission Rebate must be fully disclosed to the buyer's lender(s) and can not be given if it is otherwise prohibited by the buyer's lender(s). It is your responsibility to verify that your lender(s) will allow you to receive a rebate.
- h. The Commission Rebate must and will be disclosed to all parties on the Purchase and Sale Agreement.
- i. It is our opinion that the Commission Rebate is not considered income to the recipient and we will not report it to the IRS. It is our opinion that rebates should be considered as a reduction in sales price for tax purposes. We are not tax experts so buyer is encouraged to have their own tax professional advise them on this matter.

j. The Commission Rebate will be reported on the final HUD-1 closing statement. If a mortgage is being obtained, the lender will most likely require the rebate to be used to offset other buyer costs on the closing statement. It cannot be used as part of the buyer's down payment.

k. All parties to the purchase transaction are collectively entitled to a single rebate for the property they are purchasing.

l. If Buyer chooses to view a home without Tim Maitski, Buyer is advised to identify themselves to the listing agent as a client of Tim Maitski. Otherwise, the listing agent might reduce the amount of the buyer agent commission which would then lower the amount of the rebate.

m. For new construction properties, Buyer must register Tim Maitski as their buyers agent with the builder on the first visit. Registration must be completed properly so that Tim Maitski receives a commission and can share it as a rebate.

n. Buyer Brokerage Agreement can be cancelled at any time by the Buyer. Cancellation shall be in writing. If Buyer cancels, Home Buyer Savers Club membership is non-refundable.

2. **Local business discounts.** A card offering discounts at 94 local business.
3. **Smart Buyer Handbook.** Book with home buying information.
4. **Special Discounts on Professional Services.** Preferred professionals offering discounts on their services related to the home buying process.
5. **Smart Buyer Insurance Double Check.** Preferred insurance brokers will shop the best rates and coverages for member.
6. **Apple Pie and Bottle of Wine at Closing.** Buyer will receive apple pie and bottle of wine at closing when using preferred professionals.

\_\_\_\_\_ has paid Home Buyer Savers Club LLC  
\$ 495 on \_\_\_\_\_ and is now a member of the Home Buyer Savers Club.

\_\_\_\_\_ Buyer

\_\_\_\_\_ Print Name

\_\_\_\_\_  
Tim Maitski