



**BROKER REGISTRATION**

If the conditions of this Broker Registration are met, Stanley Martin Homes, LLC (“Seller”) will pay compensation to Homebuyer’s real estate agent as follows:

Neighborhood:	Hickory Woods		
Homebuyer:	Fred L. Swain		
Email:	swainph1@gmail.com	Phone:	706-473-3380
Real Estate Agent:	Anthony Warner		
Agent License #:	352856		
Email:	awarner356@gmail.com	Phone:	912-610-0776
Brokerage Firm:	Thompson Warner Realty, LLC		
Branch:		Broker License #:	81063
Compensation:	3%	of the net purchase price	

1. This Broker Registration must be completed in its entirety, with Homebuyer and Agent’s signature and date, within 24 hours of the initial meeting. This Broker Registration is only good for a period of 30 days. Agent is responsible for re-registering every 30 days until a contract is signed with Homebuyer.
2. Agent must hold an active real estate license in the jurisdiction where the home is located.
3. Agent must have an agreement with Homebuyer regarding agent’s representation (addressing scope, term, and compensation).
4. Agent must be the procuring cause for the sale. To be the procuring cause, Agent must introduce Homebuyer to Seller, participate in the initial appointment, and be an active part of the contracting process. No phone registrations will be accepted.
5. The compensation shown above is what is currently being offered by Seller. This amount will be reflected in the sales contract. If there is any inconsistency between this Broker Registration and the sales contract, the amount set out in the sales contract will prevail.
6. Homebuyer is responsible for the compensation arrangement established in Homebuyer’s agreement with Agent. This may include paying the difference if the compensation offered by Seller is lower than what Homebuyer agreed with Agent. The compensation to be paid by Seller to Agent may be limited (reduced) if it exceeds what Agent has agreed to accept in Homebuyer’s agreement with Agent.
7. The sales contract will be prepared by the Neighborhood Sales Manager on Seller’s form. Seller’s payment of compensation to Agent is subject to the terms and conditions of the sales contract, will be paid upon completion of closing of the sale, and will be paid to Agent’s Brokerage Firm rather than the individual agent.
8. Agent agrees that Seller representatives may communicate directly with Homebuyer at any time without first contacting Agent.
9. Seller will pay compensation to only one real estate agent per sale. If a dispute arises between agents as to representation of the Homebuyer, Seller will withhold payment until the matter is resolved, paying compensation as directed by the findings of an arbitrator or court or as required by a settlement of the dispute.

Agent: Anthony Warner Signed by: \_\_\_\_\_ Date: 8/18/2024 | 3:40 PM EDT  
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Homebuyer: Fred L. Swain Signed by: \_\_\_\_\_ Date: 8/18/2024 | 1:51 PM EDT  
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SM Neighborhood Sales Manager: Rhonda Avery Signed by: \_\_\_\_\_ Date: 8/17/2024 | 8:49 PM EDT  
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OFFICE USE ONLY: Contract Date: \_\_\_\_\_ Homesite #: \_\_\_\_\_

