



Real Estate Agent Showing Policy, Registration and Agreement

Thank you for your support and involvement in showing Skobel Homes.

Parties

Seller. Skobel Development, Inc. herein referred to as the "Seller" or "Skobel Homes" is a Florida Corporation whose address is 7475 SW 70th Ln, Gainesville, Florida, 32608. Contact information includes Phone: 352-505-9100 and Email: hello@skobel.com.

Real Estate Agent.

Prospective Customer's Real Estate Agent (the "Real Estate Agent")

Real Estate Agent's Brokerage Firm (the "Broker")

Real Estate Agent Showing Policy, Registration and Agreement

Our Real Estate Agent Showing Policy, Registration and Agreement (the "Agreement") is designed to inform the Real Estate Agent of the Skobel Homes policies and to create a legally binding agreement between the Real Estate Agent and Skobel Homes. Your rights with regard to your sales commission (the "Commission") will be in accordance with our Showing Policy terms listed below:

1. **Registered Real Estate Agent Provision.** For each Prospective Customer, the Real Estate Agent is a visiting Real Estate Agent ("Visiting Real Estate Agent") unless the Real Estate Agent accompanies their Prospective Customer on their first visit to one of our model homes, then the Real Estate Agent will become a registered real estate agent (hereinafter "Registered Real Estate Agent").

2. The registration date ("Registration Date") will be the date the Real Estate Agent became a Registered Real Estate Agent.

3. By showing Skobel Homes, the Real Estate Agent hereby gives the Seller and all the Seller's Affiliated Companies, including, without limitation, Skobel Realty LLC, permission to communicate directly with the Prospective Customer. In an effort to facilitate the transaction and help the Real Estate Agent, Skobel Homes will prepare all paperwork and contracts (the "Purchase Contract").

4. If the Real Estate Agent becomes a Registered Real Estate Agent, then the Real Estate Agent will be entitled to be listed on any Purchase Contract signed by that Prospective Customer within 90 days of the Registration Date (the "Registration Period") and the Real Estate Agent will earn Commission in accordance with the terms of this Agreement. After this period, the Real Estate Agent becomes a Visiting Real Estate Agent for that Prospective Customer. Before expiration of the Registration Period, the Real Estate Agent can renew the Prospective Customer's registration by contacting Skobel Homes about renewing the Prospective Customer's registration in which case the Real Estate Agent will remain a Registered Real Estate Agent for the next 90 day period.

5. After a Real Estate Agent has become a Registered Real Estate Agent for a particular Prospective Customer, the Real Estate Agent does not need to attend site visits with that Prospective Customer or participate in the negotiation of the Purchase Contract to earn their Commission in accordance with the terms in this Agreement.

6. The Broker must have an active broker license in the State of Florida.

7. The Real Estate Agent must have an active sales associate or broker license in the State of Florida.

8. The Broker and Real Estate Agent shall cooperate and assist in the intellectual property protection of the Seller's plans, copyrights, slogans, and trademarks.

9. In the event of Purchase Contract cancellation the entire deposit will be due to Skobel Homes and neither the Broker nor the Real Estate Agent will have any claim on any portion of the deposit.



10. In the event the Prospective Customer works with two or more different real estate agents, Skobel Homes will pay Commission to the Real Estate Agent designated by the Prospective Customer to be named on the Purchase Contract with Skobel Homes and will not pay any Commission to any other real estate agent(s). If a dispute arises between two or more real estate agents/brokers before the Commission is paid, Skobel Homes may, in its sole discretion and without liability to any real estate agent, hold the Commission in an escrow account until the dispute is resolved. The Real Estate Agent/Broker will indemnify and hold Seller and Seller's Affiliates harmless for all claims, demands, or other liability, and all costs and expenses, including reasonable attorneys' fees and costs incurred in defending against any such claims, arising from or pertaining to any such brokerage commission disputes. This provision controls when it conflicts with any other document.

11. Commission for Skobel Homes completed inventory homes will be 3% of the Purchase Contract sales price not including change orders. Commission for pre-construction or under construction homes will be 3% of the Base Price not including options and lot premiums.

12. Commission will only be earned and paid at the time of Closing if and only if Prospective Customer completes the purchase transaction and title is transferred to Prospective Customer.

13. There will be no Commission earned if Seller breaches or willfully, arbitrarily, or otherwise terminates the Purchase Contract before the closing of the transaction. There will be no Commission earned if Prospective Customer breaches or willfully, arbitrarily, or otherwise terminates the Purchase Contract before the closing of the transaction.

14. If the Prospective Customer found Skobel Homes without the assistance of a Real Estate Agent, then the Real Estate Agent is a Visiting Real Estate Agent. The Real Estate Agent cannot register a Prospective Customer that has found Skobel Homes on their own.

15. The Prospective Customer may, at their sole discretion, include a Visiting Real Estate Agent on the Purchase Contract before negotiating the purchase price of the Purchase Contract. A Visiting Real Estate Agent can only receive Commission if named on the Purchase Contract before the Prospective Customer negotiates the purchase price of the Purchase Contract. In exchange for giving the Prospective Customer this right, a Visiting Real Estate Agent hereby releases Seller and Seller's Affiliates from any and all claims for Commission if the Visiting Real Estate Agent is not named on the signed Purchase Contract. The Prospective Customer cannot add the Real Estate Agent after negotiating the purchase price of the Purchase Contract. This provision does not apply to a Real Estate Agent that properly complied with the Registered Real Estate Agent Provision.

16. The Commission outlined herein supersedes any previously advertised commissions/bonus listed on any websites, MLS, or other marketing material.

17. Payment and acceptance of the Commission by the Real Estate Agent terminates all rights of the Real Estate Agent for compensation by Skobel Homes.

18. The provisions of this Agreement shall survive the Closing and/or any termination of a Purchase Contract prior to Closing.

THIS AGREEMENT IS A LEGALLY BINDING AGREEMENT AND PART OF THE MLS OFFER. PLEASE MAKE SURE THAT ALL PROVISIONS ARE READ AND UNDERSTOOD BEFORE SHOWING SKOBEL HOMES. IF YOU DO NOT UNDERSTAND ANY PROVISION, YOU SHOULD SEEK LEGAL ADVICE.