

Modification to the HBD, Inc. website to facilitate registration of all prospects/customers/ clients by real estate community.

REALTOR/BUILDER REGISTRATION AGREEMENT

To merit payment for client representation fee for the sale of HBD, Inc. homes, the Realtor/Agent must accompany their client into HBD, Inc. Sales Center of buyer's preference for registration (i.e., Willow Creek, Greystone, The Enclave at Castle Pines, Windsor Creek, South Woods, the Villas at Autumn Ridge, West Haven Meadows). Realtor/Agent to complete Visitor Information Form, information then to be entered into Homes By Deesign, Inc. website (www.homesbydeesign.com) as formal registration. Realtor assumes full responsibility to follow-up with the Strano & Associates New Homes Department Manager. If the client is not with a realtor or is from out-of-town, a completed Visitor Information Card will be required. Merit for payment will be given to initial registering agent unless registered buyer upon arrival to area is accompanied by another agent who provides a fully executed Buyers Agency Agreement. Physical visit by consumer to HBD, Inc. properties will take precedence over assumed client/buyer relationship. Introduction of the client to Strano & Associates New Homes Department Sales Associate on duty will be required.

Strano & Associate New Homes Department sales associate will showcase the display homes or plans to assist the potential buyer and close the sale when possible. The Realtor/Agent may attend, however is not required, should several visits be needed to close the sale. Without exception, the agent must accompany the client in person at least once during the 180 day registration period.

When sale is initiated Strano & Associate New Homes Department Manager and/or Project Coordinator will prepare all necessary plan approvals, lender requirements, HBD, Inc. sales agreement, etc. that are necessary and will submit same for lender's approval. Realtor/Agent will be required to complete any other necessary forms as required by their licensing office. HBD, Inc. sales agreements will take precedence over any other agreements.

Two weeks prior to completion of construction, HBD, Inc. will notify home Strano & Associates New Homes Department Manager, to set closing date and arrange for deed preparation. Manager will then notify Buyer, Realtor/Agent, Lender, Title Company. Manager will schedule a pre-closing inspection (walk-through) seven days prior to closing property. Any punch list items will be confirmed as completed 24 hours prior to closing

HBD, Inc. will pay a total of 5% of initial signed contract price (less lot price when lot is owned by client/customer). Strano & Associates New Homes Department will then be responsible for a payment of co-brokerage fee to qualified registering agent when applicable. HBD, Inc. will not pay commission on any overages and/or changes on the construction add-ons or construction change orders after initial contract is signed.

We have read this agreement and understand that Strano & Associates New Homes Department, as listing agency, will handle disbursements for any compensations due.

Community Sales Manager

Date

Realtor/Agent

Date