

Thank you for registering in the Bonus Plus Marketing Client Referral Program.

If you have any questions about the program or how the Broker Services Department can help you with your marketing efforts, please contact us at info@bonusplusmarketing.com

We appreciate your interest in Bonus Plus Marketing and we look forward to working with you!

To refer clients, [Please Click Here](#)

PLEASE PRINT THIS PAGE FOR YOUR RECORDS.

TERMS & CONDITIONS

In consideration of the mutual promises and obligations hereinafter set forth, Atlantic Grande Realty, LLC ("Listing Broker"), a real estate company licensed in South Carolina (1000 2nd Ave South, Suite 310, North Myrtle Beach, SC 29572), and the Referring Broker/Agent, identified below ("Referring Broker"), intending to be legally bound, do agree as follows:

1. This Client Referral Agreement ("Agreement") relates to real property shown on our website:
2. Each prospective purchaser referral must be registered by Referring Broker with Listing Broker by the execution and delivery by Referring Broker to Listing Broker of a registration in the form attached hereto as **Exhibit "A"** (the "Registration"). The Registration must be delivered to and accepted in writing by Listing Broker prior to the prospective purchaser's visiting the Project or participating in a sales presentation. Listing Broker may accept or reject a Registration in its sole discretion. Delivery of the Registration may be made by Referring Broker to Listing Broker (i) in person to a sales agent of Listing Broker in the sales office of Listing Broker at the Project, or (ii) by U.S. mail, overnight delivery, email, facsimile, or electronic web form submission the Director of Broker Services, Atlantic Grande Realty, LLC, 1000 2nd Ave. South, North Myrtle Beach, SC 29582; email: info@bonusplusmarketing.com Fax: 843-280-3711; [electronic web form submission](#).
3. Listing Broker, subject to the terms and conditions of this Agreement, agrees to pay Referring Broker a referral fee as set forth in **Exhibit "B"** attached hereto, for each registered referral of a prospective purchaser made by Referring Broker that results in a sale of property at any Project of Strand Capital Group pursuant to a contract for purchase and sale which is procured by Referring Broker and is executed by the owner of the property, as seller, and such prospective purchaser, as buyer (the "Sales Contract") three hundred and sixty five (365) days following the date the Registration of such prospective purchaser is accepted by Listing Broker. Referring Broker, so long as Referring Broker is actively participating in the sales process, may re-register a referral of a prospective purchaser upon the expiration of the current Registration.
4. In addition to the above requirements, a referral fee shall be deemed earned by the Referring Broker only in the event that prior to or on the closing date set forth in the Sales Contract the closing is consummated and the negotiated contract price is paid. Earned referral fees shall be paid only to the licensed brokerage company with which the Referring Broker is licensed at the time sales contract is executed, and not to an agent of the Referring Broker.
5. Representatives of Listing Broker shall conduct all property tours and sales presentations for the prospective purchaser at the Project.
6. In addition to the referral fee payable by Listing Broker as set forth in **Exhibit "B"**, in the event Referring Broker procures a registered purchaser of a Lot in the Project upon which Lot the registered purchaser engages a Featured Builder (defined below) or other builder approved by the developer of the Project (the "Developer") [the Featured Builder or other approved builder is herein referred to as the "Builder"] to construct a Custom Home (defined below), and the construction of such Custom Home is commenced within the time frame applicable to the Project as more particularly set forth in **Exhibit "C"** attached hereto, then participating Developer shall pay to Referring Broker a referral fee in an amount equal to two and one-half percent (2.5%) of the purchase price for such Custom Home as contained in the agreement between Featured Builder and the Lot purchaser. Such referral fee shall be payable within ten (10) days after receipt by Developer of a copy of the certificate of occupancy of such Custom Home. For purposes of this Agreement, a "Featured Builder" is a home contractor which has been selected by D participating developer to participate in the Featured Builder Program for the Project; and a "Custom Home" is a home constructed by a Builder for a purchaser on a Lot owned by such purchaser. Also, the commencement of construction of a Custom Home shall occur at the time a slab for the Custom Home is poured.
7. Referring Broker warrants that he/she is a real estate broker/agent, duly licensed and in good standing with the State in which he/she practices real estate sales. Referring Broker shall forfeit any right to a referral fee if the Referring Broker violates the law of the State in which the Project is located if the violation is related to this Agreement.
8. Referring Broker hereby indemnifies, holds harmless and agrees to defend (by counsel acceptable to Listing Broker) Listing Broker from and against any and all claims, actions, suits, proceedings, costs, expenses, damages, and liabilities, including attorney's fees, arising out of, connected with or resulting from (i) a default by Referring Broker under this Agreement, or (ii) the wrongful, fraudulent, or negligent acts, errors, or omissions on the part of the Referring Broker, its agents, or attorneys arising out of or connected with the property sale and/or purchase transaction contemplated hereunder whether ultimately consummated or not.
9. This Agreement shall be construed and enforced in accordance with the laws of the State in which the Project for which the Registration is made is located. If the prospective purchaser is registered by the Broker at Projects in more than one (1) state, the governing law shall be of the State where the Project which is the subject matter of the claim is located. Any action brought pursuant to this Agreement shall be brought in the court of general jurisdiction in the County in which the said Project is located. TIME IS OF THE ESSENCE IN THIS AGREEMENT.

10. Listing Broker reserves the right to modify or cancel the terms of this Agreement without notice, however, Referring Broker shall be protected with respect to any referrals that are registered and referral fees due prior to any modifications or changes in this Agreement.

11. From time to time, Atlantic Grande Realty may accept certain listings that do not carry 2.5% - 3% referral fees and are therefore eliminated from this obligation. For properly registered clients/customers of referring brokers, a standard 30% referral fee shall be payable at closing and based on the closed income to Atlantic Grande Realty on the sales side of the transaction only.