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2009 Buyer Bonus Program

Cash Bonus at Closing*

Home Sales Price	Buyer Bonus
Up to \$99,999	\$250
\$100,000 - \$149,999	\$500
\$150,000 - \$199,999	\$750
\$200,000 - \$299,999	\$1,250
\$300,000 - \$399,999	\$1,500
\$400,000 - \$499,999	\$1,750
\$500,000+	\$2,000

Acknowledgment & Acceptance

Signature Date

Signature Date

* Closings between January 1, 2009 and December 31, 2009

Subject to Change – call or email for details

Cannot be combined with any other offer

Who is eligible:

1. Unrepresented buyer on the purchase of one of my listings.
2. Buyer who becomes my client after I show them one of my listings.
3. My buyer clients who are Active Duty Military PCSing to Utah.

Who is not eligible:

1. Buyers represented by another real estate agent.
2. Buyers where a referral fee is due to another brokerage.
3. Buyers where a referral fee is due to a relocation company.

The Buyer Bonus Program is an Inducement as Authorized Under Utah Administrative Code: 6.2.12.

WHEN YOU ENTER INTO A DISCUSSION WITH A REAL ESTATE AGENT REGARDING A POTENTIAL REAL ESTATE TRANSACTION, YOU SHOULD, FROM THE OUTSET, UNDERSTAND WHO THE REAL ESTATE AGENT IS REPRESENTING IN THAT TRANSACTION. WHAT FOLLOWS IS A BRIEF BUT VERY IMPORTANT EXPLANATION REGARDING AGENCY RELATIONSHIPS AND THE REAL ESTATE AGENTS INVOLVED IN THIS TRANSACTION.

SELLER'S AGENT

Unrepresented buyer on the purchase of one of my listings

A real estate agent who lists a seller's property for sale ("Seller's Agent"), acts as the agent for the seller only, and has fiduciary duties of loyalty, full disclosure, confidentiality and reasonable care to that seller. In practical terms, the seller hires a Seller's Agent to locate a buyer and negotiate a transaction with terms favorable to the seller. Although the Seller's Agent has these fiduciary duties to the seller, the Seller's Agent is, by law, responsible to all prospective buyers to treat them with honesty, fair dealing, and with good faith.

BUYER'S AGENT

Buyer who becomes my client after I show them one of my listings

A real estate agent that acts as agent for the buyer only ("Buyer's Agent") has the same fiduciary duties to that buyer that a Seller's Agent has to the seller. In practical terms, the buyer hires a Buyer's Agent to locate a suitable property and negotiate a transaction with terms favorable to the buyer. Although the Buyer's Agent has these fiduciary duties to the buyer, the Buyer's Agent is, by law, responsible to all prospective sellers to treat them with honesty, fair dealing, and with good faith.

THE BUYER IS ENTITLED TO BE REPRESENTED BY A BUYER'S AGENT WHO WILL REPRESENT ONLY THE BUYER.