

REAL ESTATE BROKER REFERRAL POLICY & PROCEDURES (IN-STATE ONLY/IHC "COMMISSION PROTECTION")

PROSPECTIVE BUYER'S NAME(S): _____

ADDRESS: _____

PHONE: _____ **E-MAIL:** _____

COMMUNITY(IES) OF INTEREST?: _____

**NOTE* Once this registration has been processed, a notification email will be sent to all communities of interest.*

We welcome your participation in the representation of our new Taylor Morrison homes! Our Phoenix Division Internet Home Consultant ("IHC") offers you a multi-Community registration subject to this Broker Referral Policy & Procedures (collectively, the "Broker Policy"). If registered online by email or fax with our IHC as noted below, you do not need to separately register your Prospective Buyer at the sales office for each Taylor Morrison Community that Prospective Buyer wishes to consider.

If your properly registered client ("Prospective Buyer") purchases and closes escrow on a new home pursuant to the terms and conditions of this Broker Policy, we will be pleased to honor, protect and promptly pay the following Commission to Broker at Closing: **On New Build ("To-Be-Built") Sales - Three percent (3%) of the Base Home Price as defined on Page 2 of the Purchase Agreement as of the Purchase Agreement Date. On Inventory Home Sales - Three percent (3%) of the Total Purchase Price as defined on Page 2 of the Purchase Agreement as of the Purchase Agreement Date.** Additional incentives/bonuses, if any, will be as separately set forth in an Addendum. Complete details available.

- To Register:** 1. Submit your completed, signed registration, during normal business hours (9am-5pm, Mon-Fri), to the Contact listed at the bottom of this page. 2. Prospective Buyer must not have been previously registered as a prospect by a Taylor Morrison Sales Representative; and 3. Broker/Agent must either pre-register on a multi-Community registration via our IHC or accompany Prospective Buyer in person to the Community Sales Office and register them on a separate, community-specific registration, on their first visit to each respective Community of interest.
- Term:** This Broker registration via our IHC is effective for thirty (30) days from the date of registration (the "Initial Term"). Upon automatic expiration of the Initial Term, if Prospective Buyer has not entered into a binding purchase agreement, Broker/Agent must re-qualify by signing a new Broker Policy which must be fully executed by Taylor Morrison in order for Broker/Agent to be eligible for a Commission. Commissions do not affect Prospective Buyer's Purchase Price and/or any applicable sales incentives. All state and federal laws relating to commissions shall apply.
- Qualifications:** To qualify for this Commission, Broker/Agent must each be employed as an in-state licensed Real Estate Agent and/or Broker with an active brokerage. No split commissions will be paid. This Broker Policy is irrevocable and if Prospective Buyer changes its Broker, then any commission due Prospective Buyer's new Broker shall be Prospective Buyer's sole responsibility. This Broker Policy is not valid with out-of-state licensees.

By signing below, Broker or Agent on behalf of Broker represents that all agency disclosures required by state and/or federal law to Prospective Buyer, including, but not limited to, the fact that Taylor Morrison is the exclusive representative for the sale of new homes in the Community, have been made. Broker/Agent has no authority to make any representation (in any media) or execute any agreement for or on behalf of the Taylor Morrison selling entity listed below.

Please indicate your acceptance of the above terms by signing in the space below. Broker's Business Card MUST be attached to this Broker Policy.

BROKER (or AGENT on behalf of Broker):

Agent name: _____

Agent License No.: _____ Brokerage License No.: _____

E-Mail: _____ Phone: _____ Fax: _____

Brokerage Name and Address: _____

Date: _____

Agent signature

Prospective Buyer's Signatures certify that the above individual(s) is/are aware of this Registration

Prospective Buyer's Signature / _____
Prospective Buyer's Signature

TAYLOR MORRISON SALES REPRESENTATIVE:

To be signed & dated by the onsite agent(s) upon the prospect's first visit to any/all communities of interest.

Date: _____

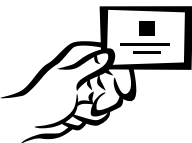
AGREED AND ACCEPTED BY SELLER:

SELLING ENTITY: TM Homes of Arizona, Inc.

By: _____
Authorized Officer/Division President/Assigned Manager

Once complete, please submit your online registration to:

PhoenixOnline@taylormorrison.com



PLEASE ATTACH BUSINESS CARD HERE:

This Broker Referral Policy & Procedures may be revised or revoked by Seller at any time.

Revised 11/24/15

