



Painted Prairie Broker Guidelines

At Painted Prairie, we love our broker/agent partners. It is our goal to offer you the best Broker Co-op Program in Colorado. We have developed this Painted Prairie Broker Guidelines to assist you in taking advantage of the opportunities our community and our Home Builders offer.

If there is a discrepancy or conflict between the Painted Prairie Broker Guidelines' terms and those of a participating Home Builder, the Home Builder's Co-op Commission Agreement will take precedence.

We believe in transparency. Therefore, we have taken the steps needed to ensure that you, your brokerage company, and your clients have a clear view into the details and requirements of our Painted Prairie Broker Guidelines.

Broker Guidelines for Earning A Co-op Commission Fee:

1. You **must accompany your client** (for example: the buyer or co-buyer) on their first visit to the Painted Prairie Home Builder's Sale Office. If your client has previously visited and registered themselves with the Painted Prairie's Home Builder interest list or registry, a broker co-op commission will not be paid. Please contact individual Home Builders, if you need to request any type of exception to this policy.
2. You **must register** in writing, online, or via the Painted Prairie App, as the agent or broker for your client. Individual Home Builder hard copy agreements are available at of the Home Builder Sales Centers, within the Painted Prairie community.
3. Your client registration will remain **effective for 60 days** after signing. If your client has not executed a Purchase Agreement within the registration period, the Home Builder may extend your registration or acknowledge payment of a broker co-op commission with execution of their Purchase Agreement.
4. The broker co-op commission **will be paid by the respective Home Builder upon the closing** of the property to the licensed brokerage company listed on the Home Builder's Broker Co-op Agreement if and only if:
 - a. the agent or broker listed in the Home Builder's Broker Co-op Agreement is still employed by the same brokerage;
 - b. the licenses of the agent or broker and brokerage are active and in good standing in the state of Colorado;
 - c. the broker or agent follows the requirements outlined in the Home Builder's Broker Co-op Agreement and the terms of the Home Builder's Purchase and Sale Agreement.
 - d. buyer (or co-buyer, or anyone named as "buyer" under the Purchase Agreement at closing) has not visited the neighborhood in which the buyer purchased the property with another agent or broker (other than you) who has executed a Home Builder's Broker Co-op Agreement, under which the Home Builder is obligated to pay a commission.

A broker co-op commission will not be paid if the above conditions and those of the Home Builder are not met. The actual broker co-op percentage is to be determined by the Home Builder, as outlined in the Home Builder's Co-op Agreement and Purchase Agreement.

Painted Prairie representatives and/or Home Builder sales teams will not represent the buyer in any capacity.

As a community, Painted Prairie reserves the right to modify or terminate this program at any time without notice. If you have any questions, please feel free to reach out to your Painted Prairie Broker Relations Ambassador, Neneh Biffinger, 720-432-2284.

It is our intent to create a home buying experience at Painted Prairie, for the buyer and our broker/agent partners, that is unmatched in Colorado. With your help, we can set a path for success.