



WORLDWIDE PROPERTIES

Loraloma at Thomas Ranch Preferred Broker Referral Program

At IMI Worldwide Properties (IMI), our approach to making sales is quite simple. We design, implement and manage fully integrated sales and marketing programs that attract some of the most sophisticated and discriminating real estate prospects in the World.

IMI encourages broker referral participation, and we want to earn your business. We know how valuable your client relationships are and we appreciate your confidence and trust in IMI to share your clients with us. We invite you to submit clients for protection in the Loraloma at Thomas Ranch Prospect Database. No more than 200 clients may be submitted at one time, and complete contact information (prospect name, mailing address [or at a minimum state of residence,] phone and e-mail address) must be included. We prefer your client contact information be submitted via e-mail to reduce the chance of errors in transferring the information to the database.

Purchases of any Loraloma at Thomas Ranch property by clients properly registered by you as Referring Broker and accepted by IMI into the Loraloma at Thomas Ranch Database will result in the following commissions paid subject to the terms of the agreement between Loraloma at Thomas Ranch (Owner) and IMI:

- 3% of the net commissionable sales price per the purchase and sale agreement
- If Founder inventory – 100% of commission at a successful closing of a fully executed contract with the applicable required funds.
- For future sales post Founder program commissions will be further clarified at that time.

Each broker referral client submitted to IMI will first be checked in our Loraloma at Thomas Ranch Prospect Database. If the lead is new and complete contact information is provided, the client will be entered and protected under your name as the client's Referring Broker for the duration of IMI's sales efforts at the Loraloma at Thomas Ranch project, unless the agency relationship is disputed or terminated. If the client is already in the Loraloma at Thomas Ranch Prospect Database, we cannot accept that name from you, as it is most likely protected under another Referral Broker or has previously been entered due to IMI's marketing efforts. Once all referred clients are checked against the database, IMI will send a Referral Broker Client Confirmation List detailing the list of your leads submitted for protection in our Loraloma at Thomas Ranch project database as part of this program. An IMI Loraloma at Thomas Ranch Sales Executive will also follow-up to discuss your level of participation with each one of your clients as it relates to the sales process in order to maximize the opportunity for a Loraloma at Thomas Ranch real estate purchase.



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Referring Broker agrees to indemnify and hold harmless IMI and Owner from and against all claims, losses and damages arising out of any claim against IMI or Developer and their agents and employees, as a result of representations and other conduct by Referring Broker and its Sales Agents without the express written consent of IMI and the Developer.

Referring Broker Signature

Print Referring Broker Name

Brokerage Office

Date

Accepted By:

IMI EVP of Sales Signature

IMI EVP of Sales Printed Name

Date