

Have You Seen Noble's Pond Lately?



If not, you're missing out!

We recently opened 3 new designer models, an interactive Welcome Center and a stunning Design Studio. We now offer 7 NEW beautiful floorplans designed for today's active lifestyles.

Come check us out and take the tour!



NOBLE'S POND

Delaware's Premier 55+ Community

NOBLESPONDHOMES.COM

THE SPIRIT AND STYLE OF HOME

Open Daily 10:00 AM to 5:00 PM

Sunday 12:00 to 5:00 PM



302.736.5000
13 Noble's Pond Crossing Dover, DE 19904



BROKER POLICY & REGISTRATION

Noble's Pond offers a 3% Buyer's Agent Fee on the Base Price of any model to any Agency's Broker or Sales Agent refers a client to Noble's Pond and signs an Agreement of Sale within twelve months* of Broker/Agent Registration and completes the purchase of a home at Noble's Pond.

Broker Policy further defined: A Buyer's Agent Fee is payable only if an Agency's Broker or Sales Agent is responsible for a potential home buyer's initial inquiry at Noble's Pond, the Broker or Sales Agent must also registers that client at the time of that inquiry. If the referred client or customer then signs an Agreement of Sale within a twelve-month period of registration, the Agency shall be entitled to receive a Buyer's Agent Fee equal to 3% of the base purchase price as itemized on the Agreement of Sale.

It is acknowledged that the in-house Sales and Marketing Staff are employees of Noble's Pond and Regal Builders, LLC. Because of the nature of the sale and ownership structure at Noble's Pond, Broker/Agent agrees that the Noble's Pond Sales and Marketing staff will supervise all phases of the education and sales process without the assistance of the agency's broker or sales agent.

Commission:

- Noble's Pond agrees to pay half of the realtor commission (1.5%) when an Agreement of Sale is signed and Deposit is collected. The remaining 1.5% is to be paid at final closing (HUD) .
- The pre-paid commission from Regal Builders, LLC paid to Agency's Broker or Sales Agent will be returned to Regal Builders, LLC on all cancelled orders .

Registration:

Agent Name: _____ Agency: _____

Broker Phone _____ Broker/ Agent E-mail: _____

Client Name (s): _____

Address: _____

Phone #: _____ E-mail address: _____

By signing below, broker hereby registers his or her client as a prospect at Noble's Pond.

Broker/ Agent Signature: _____ Date: _____

Accepted by: _____ Date: _____

On behalf of Noble's Pond Management

*Twelve-month limit may be extended with terms mutually agreeable by the parties. Note: New construction commission is based on the **base price** for the home style including itemized in initial Purchase and Sale Agreement. Commission is not paid on subsequent outdoor, structural or interior upgrades, lot premiums or change orders.