



Ellis Lane Phase 2
Detached Homes
Broker Referral Program Form

Prospective Purchaser's Name: _____
Address: _____
City: _____ Prov: _____ Postal Code: _____
Telephone (H): _____ (W): _____
Email _____

Broker/Sales Agent's Name: _____
Employed by (Brokerage): _____
Address (Brokerage): _____
City: _____ Prov: _____ Postal Code: _____
Telephone (Brokerage): _____ Email: _____
Date: _____

_____ Prospective Purchaser's Signature	_____ Prospective Purchaser's Signature
_____ Prospective Purchaser's Printed Name	_____ Prospective Purchaser's Printed Name

Attention Broker/Sales Agent:
Please refer to the attached Terms and Conditions for complete details of this program.

_____ Accepted by Mattamy Homes	_____ Broker/Sales Agent Signature I have the authority to bind the Brokerage
------------------------------------	---

LOT#

Broker/Sales Agent Business Card

Initials



ELLIS LANE PHASE 2 - DETACHED HOMES
BROKER REFERRAL PROGRAM

Terms & Conditions

A Broker/Sales Agent who refers a qualified prospective purchaser to Mattamy Homes will be eligible for the Referral Fee payment on the following terms and conditions:

Referral Fee: The Referral Fee of **\$25,000** (+HST) is payable as follows:

50% paid to the Brokerage 30 days after completion of all of the following: (i) the prospective purchaser providing all deposits due under the agreement of Purchase and Sale ("APS"), and all funds from such deposits clearing; (ii) the prospective purchaser providing the evidence of financing and solicitor contact information required under the APS; and (iii) the Broker/Sales Agent providing a proper invoice for the portion of the Referral Fee then due.

50% paid to the Brokerage 60 days after completion all of the following: (i) the prospective purchaser closing the transaction contemplated in the APS without requiring delay or amendment of the APS; and (ii) the Broker/Sales Agent providing a proper invoice for the balance of the Referral Fee then due.

Note: Per the APS, the prospective purchaser(s) will be required to provide evidence of financing within 21 days of acceptance and to submit solicitor contact information within 15 days of acceptance. The Broker/Sales Agent is responsible for following up with the prospective purchaser(s) to ensure these timelines are met. The invoice must be addressed to the correct legal entity – please refer to the front page of the APS for the proper name of the vendor.

Program Requirements:

- All prospective purchasers signing the APS must be new purchasers who were introduced to **Detached Homes in Ellis Lane Phase 2** by the Broker/Sales Agent. Any prospective purchaser who has previously communicated with Mattamy Homes about Ellis Lane Phase 2 in person, verbally or in writing will not be considered as a qualified prospective purchaser and the Broker/Agent will not be eligible for the Referral Fee.
- The Broker/Sales Agent must introduce the prospective purchaser(s) to a Mattamy Sales Consultant at the Mattamy Sales Centre. The prospective purchaser(s) and the Broker/Sales Agent must be present at the Mattamy Sales Centre (in person) at the same time.
- The Broker/Sales Agent and prospective purchaser(s) should complete this Broker Referral Program Form prior to entry into the Sales Centre. The Broker Referral Program Form must be presented to the Mattamy Sales Consultant prior to the preparation and execution of the APS or the Broker/Agent will not be eligible for the Referral Fee.
- Prospective purchaser(s) must be prepared to provide a completed worksheet, all deposits due under the APS (1st deposit to be paid by credit card or bank draft and balance of deposits paid by post-dated personal cheque), and proper ID to satisfy FINTRAC and Prohibition on the Purchase of Residential Property by Non-Canadians Act requirements upon entry to the Mattamy Sales Centre. The Broker/Sales Agent is responsible for ensuring that the prospective purchaser(s) attends the Mattamy Sales Centre with these items and in the event that any item is outstanding, the Broker/Agent will not be eligible for the Referral Fee.
- The Broker/Sales Agent's business card must be attached to this Broker Referral Program Form.
- The Broker/Sales Agent is responsible for following up with the prospective purchaser(s) to ensure that the APS is executed and submitted promptly following receipt of the DocuSign envelope. If the APS is not executed and returned through DocuSign within the time period established at the Mattamy Sales Centre, the Broker/Agent will not be eligible for the Referral Fee.
- The prospective purchaser(s) named on this Broker Referral Program Form must complete the transaction contemplated in the APS without requiring delay or amendment to the APS. In the event the transaction is not completed or is delayed or the APS is amended as a result of the actions of the prospective purchaser(s) the Broker/Sales Agent will not be eligible for the Referral Fee and the Brokerage and the Broker/Sales Agent will be responsible for reimbursing the Vendor for any portion of the Referral Fee already received.

Initials



Term: This Broker Referral Program is effective as of May 3, 2024 until further notice. Mattamy Homes may refuse to accept new Broker Referral Program Forms and end the Broker Referral Program at any time in its sole and subjective discretion.

Sales Price: Sales prices and marketing incentives are subject to change without notice.

Brokerage:

- The Brokerage acknowledges and agree that the role of the Broker/Sales Agent is to assist in the buying process and provide all information pertaining to the transaction, home, and community to the prospective purchaser(s). The Broker/Sales Agent acknowledges and agrees that they have reviewed the APS and related Purchaser's Acknowledgement with the prospective purchaser(s) prior to the entry to the Mattamy Sales Centre and explained that the APS is a firm and binding legal agreement.
- The Brokerage and the Broker/Sales Agent acknowledge and agree with the timing of the Referral Fee instalment payments.
- The Brokerage and the Broker/Sales Agent acknowledge and agree that the Referral Fee is not transferrable or assignable to other brokerages and/or brokers/sales agents.
- The Brokerage and the Broker/Sales Agent acknowledge and agree that in the event that any portion of the Referral Fee is required to be reimbursed to the Vendor under the APS pursuant to the terms of this Broker Referral Program Form, such payment shall be made promptly and without delay and in accordance with the direction of the Vendor. The Vendor or its affiliates may withhold or setoff against all other fees or commissions payable to the Brokerage and/or the Broker/Sales Agent (whether related to the Broker Referral Program or not) until such reimbursement is received.
- The Brokerage and the Broker/Sales Agent covenants, acknowledges and agrees that the Broker/Sales Agent is a licensed and registered real estate agent in the Province of Ontario with the authority to act on behalf of the prospective purchaser(s). Should the Broker/Sales Agent falsely represent to Mattamy Homes that the Broker/Sales Agent has such authority, or should the Broker/Sales Agent falsely represent that they accompanied the prospective purchaser(s) on their first visit to the Mattamy Sales Centre, the Broker/Sales Agent will not be eligible for the Referral Fee and the Brokerage and the Broker/Sales Agent will be responsible for reimbursing the Vendor for any portion of the Referral Fee already received. In such event, the Vendor may report the Broker/Sales Agent's conduct to the Real Estate Council of Ontario.

General:

- Please email sls_central@mattamycorp.com for any further inquiries regarding the Broker Referral Program and the community.
- All terms and conditions of the Broker Referral Program are subject to change without notice.
- The Brokerage is required to mail or deliver all invoices to the Vendor's Head Office at Mattamy Homes, 6696 Financial Mississauga, ON L5N 7J6 to the attention of Lauren Colas or via email to GTL_brokers@mattamycorp.com. In order to speed up the process of Referral Fee payments please provide a Brokerage VOID cheque so that the Referral Fee can be paid via EFT.
- NO ADVERTISING OR SOLICITING FOR REPRESENTATION will be permitted by anyone other than Mattamy personnel at any Mattamy Sales Centre.

No faxed invoices will be accepted.

Effective: May 3, 2024

_____/_____
Initials