

**The Vista Residences**  
**BROKER REGISTRATION AND COMMISSION POLICY**  
***\*Part I-Broker***

1) **REGISTRATION**

a) A licensed Illinois Real Estate Broker (“Broker/Realtor”) may register his/her client(s) (the “Prospective Purchaser”) by bringing a Prospective Purchase(s) to the Wanda Vista Sales Center and completing a Broker Registration Form, Part I and II (the “Form”). In order to be valid, Form must be signed and dated by a representative of Parcel C LLC (“Seller”) during the Prospective Purchaser’s initial visit to the Sales Center.

b) All Broker/Realtor registrations will be valid for a ninety (90) day period. If the Prospective Purchaser does not execute a purchase agreement for the purchase of a unit at The Vista Residences within ninety (90) days of the date shown on the Broker Registration and Commission Policy, then such Registration shall be null and void, and Seller will have no obligation to Broker/Realtor regarding a commission for the Prospective Purchaser.

c) **REGISTRATION IS VALID ONLY IF BROKER/REALTOR HAS BROUGHT IN THE CUSTOMER FOR THE INITIAL VISIT TO THE WANDA VISTA SALES CENTER.**

2) **COMMISSION**

a) Assuming a valid and effective registration pursuant to the terms of Paragraph 1 above, Seller will pay to Broker/Realtor a commission equal to two and one-half percent (2½ %) of the Base Purchase Price, as defined in the purchase agreement between Seller and Prospective Purchaser (excluding additions to the Base Purchase Price, including, without limitation, parking, upgrades, extras and options) for a closing with Prospective Purchaser. The commissions will be paid immediately after closing.

b) In order for a Broker/Realtor to qualify to earn the aforementioned commission on the purchase of a residence at The Vista Residences Condominiums for his/her own use, he/she must: (i) be properly licensed in the State of Illinois, and (ii) he/she must derive a minimum of seventy-five percent (75%) of his/her income from the sale of real estate. Broker/Realtor agrees to provide written documentation to Seller, at Seller’s request, evidencing the satisfaction of the condition precedent set forth in this subparagraph 2(b).

c) In the event, for any reason whatsoever, Prospective Purchaser does not close on the transaction or Seller is not fully funded, Broker/Realtor and/or if the Broker/Realtor is a company or corporate entity, than Broker/s/Realtor’s authorized representative, acknowledge that no fee or commission is deemed earned or payable and, in that event, agree to hold harmless Seller and its employees and agents for the payment of any fee or commission.

3) **FUTURE PURCHASES**

In no event shall Broker/Realtor receive any commission or fee for any other purchases made by a Prospective Purchaser in any other building at Lakeshore East or any other developments of Seller or its affiliates on account of this Registration.

4) **PARTIES**

Name of Prospective Purchaser: \_\_\_\_\_

Name of Broker/Realtor/Broker’s: \_\_\_\_\_

Company of Broker/Realtor/Broker’s: \_\_\_\_\_

Address of the Broker/Realtor: \_\_\_\_\_

Phone Number of the Broker/Realtor: \_\_\_\_\_

License Number of the Broker/Realtor: \_\_\_\_\_

Email Address of Broker/Realtor: \_\_\_\_\_

**I understand and agree to the above items:**

**BROKER/REALTOR:**

\_\_\_\_\_  
Signature of Broker/Realtor

\_\_\_\_\_  
Date

**SELLER'S REPRESENTATIVE**

\_\_\_\_\_

\_\_\_\_\_  
Date

\*not valid without completion of Part II

**The Vista Residences**  
**BROKER REGISTRATION AND COMMISSION POLICY**  
***\*Part II-Prospective Purchaser***

1) **REGISTRATION**

a) A licensed Illinois Real Estate Broker (“Broker/Realtor”) may register his/her client(s) (the “Prospective Purchaser”) by bringing said Prospective Purchaser(s) to the Wanda Vista Sales Center and completing a Broker Registration Form, Part I and II (the “Form”). In order to be valid, the Form must be signed and dated by a representative of Parcel C LLC (“Seller”) during the Prospective Purchaser’s initial visit to the Sales Center.

b) All Broker/Realtor registrations will be valid for a ninety (90) day period. If the Prospective Purchaser does not execute a purchase agreement for the purchase of a unit at The Vista Residences within ninety (90) days of the date shown on the Broker Registration and Commission Policy, then such Registration shall be null and void, and Seller will have no obligation to Broker/Realtor regarding a commission for the Prospective Purchaser.

c) **REGISTRATION IS VALID ONLY IF BROKER/REALTOR HAS BROUGHT IN THE CUSTOMER FOR THE INITIAL VISIT TO THE WANDA VISTA SALES CENTER.**

d) Prospective Purchaser hereby acknowledges that \_\_\_\_\_ (Name of Broker) of \_\_\_\_\_ (Name of Company) is acting as his/her Broker/Realtor with respect to Prospective Purchaser’s proposed purchase of a unit at The Vista Residences, and the Broker/Realtor may be entitled to a commission upon the closing of the transaction, pursuant to the terms of the Broker Registration and Commission Policy, Part I.

**I understand and agree to the above terms.**

**PROSPECTIVE PURCHASER**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER’S REPRESENTATIVE**

\_\_\_\_\_

Date: \_\_\_\_\_

\*not valid without completion of Part I