

Closing Gift Certificate

Our home buying service is not only free,
if you have an authorized Gift Certificate, you will receive
_____ after closing.

Choose from 17,000+ homes in the Realtor's MLS or build with 1 of 15 builders.

Buyer(s): _____

Address: _____

Phone: _____ Email: _____

Agreement Date: _____ Expiration Date: _____

This Closing Gift Certificate is good for the purchase of property advertised in the Realtor's MLS or to build a home with the following builders: Augusta Homes, Arbor Homes, Beazer, Biltmore Homes, Centex Homes, Davis Homes, Drees Homes, Estridge Homes, Gunstra Homes, Hansen & Horn, KB Homes, M/I Homes, C.P. Morgan, Pulte Homes, Ryland Homes, and custom builders.

This Gift Certificate is subject to the following Eligibility Requirements:

1. If you currently have an agreement in writing with another Realtor to represent you as a buyer's agent, please disregard this program. It is not our intention to interfere with that relationship.
2. In return for using msWoods Real Estate, LLC as an exclusive buyer's agent, msWoods agrees to the above rebate (closing gift) of the commission received from the seller's realtor or builder.
3. The "Closing Gift" shall be given to Buyer within 5 business days after msWoods receives the commission (from the Seller, the Seller's Real Estate Company or the Builder) and the closing of the transaction, whichever is later.
4. If the commission paid to msWoods on behalf of the buyer is less than 3% of the total sale price of the property or less than \$3,500, whichever is larger, Buyer shall not receive a rebate.
5. THE REBATE MUST BE DISCLOSED, IN WRITING, TO ALL PARTIES TO THE TRANSACTION AT THE TIME OF THE OFFER OR ACCEPTANCE OF THE PURCHASE AGREEMENT. Indiana State Law requires this disclosure; therefore, you or your msWoods' agent must be able to show written evidence that the disclosure was made within the timeframe above. If not, Buyer and msWoods agree that Buyer will not receive a rebate on the transaction.
6. Buyer shall not receive a rebate if Buyer purchases a HUD owned property, a VA owned Property, a bank owned property, other foreclosed properties or properties where your msWoods' buyer's agent becomes a "Limited Agent" as disclosed in the msWoods Real Estate, LLC Office Policy Disclosure.
7. If any mortgage company requests the rebate to appear on the HUD-1 closing statement, msWoods and Buyer agree to handle the rebate as directed by the mortgage company, as long as their request is legal and ethical.



888-230-0255 Free LD Call
317-271-6377 Avon
317-852-2426 Brownsburg
317-578-3220 Carmel
317-271-6377 Danville
317-578-3220 Fishers
317-882-1302 Franklin
317-467-0405 Greenfield
317-882-1302 Greenwood
317-578-3220 Indianapolis All
317-882-1302 Indianapolis South
317-271-6377 Indianapolis West
765-349-2022 Martinsville
317-271-6377 Mooresville
317-578-3220 Noblesville
317-271-6377 Plainfield
317-578-3220 Westfield
317-578-3220 Zionsville

Must be signed by all parties to be valid

msWoods Agent Date Buyer Date

msWoods Broker Date Buyer Date

Search the MLS from www.msWoods.com