

Green on Queensbury – Realtor Information

Balance of Commissions:

Per the Co-Operating Agent Referral Fee Agreement, we signed with you at the time of sale, balance of commissions payable at closing will be paid within sixty (60) days after the Completion Date (in the event your client successfully closes).

We kindly request that your Brokerage do not send invoices for the balance of Commission, as these payments are automatically generated at the time of Closing. We appreciate your contribution to the success of Green and will do our best to process payment earlier than noted above where possible.

Please note that for legal reasons we will be paying the Brokerage as noted on the original Co-Operating Agent Referral Fee Agreement document only. If you have since switched brokerages, it will be your responsibility to make arrangements with your former broker.

Preparing Your Client for Closing:

As the exciting time nears, understandably Homeowners have lots of questions. Most if not all of these questions can be answered by reviewing our Homeowner Completion Guide ([link](#) and attached) and [Homeowner Care Page](#). We strongly encourage your Clients to take the time to read this important document. Topics include:

- The Closing Process (legal requirements, change deadlines, important dates, restrictions, policies)
- The Pre-Delivery, Move – In and Warranty/Homeowner Care Process
- Insurance
- ...and much more pertinent information

Stricter Lending, Changing Market Conditions and New Legislation:

While we have been flexible to date in allowing for assignments (allowance of which is at our sole discretion per the terms of the agreement), due to several factors such as CSAIR, but most importantly, ensuring buyer readiness for closing, we will not be allowing for any assignment, contract name changes (adding, removing purchaser) past August 25, 2019. Purchasers should speak with their lender to ensure the correct individuals are noted on the purchase agreement in order to obtain financing.

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Exciting Progress:

Hopefully you have been following the exciting construction updates or have had the chance to drive by the site. The City of North Vancouver is busy at work on their revitalization of Moodyville Park as well!

We are very excited to be so close to fulfilling our vision for this outstanding parkside community.

Thank you once again for your contribution.