

RE: _____

Congratulations on getting into contract!

As a Redfin referral, you get a 15% commission refund at closing. The easiest way to credit the refund to you is to apply it towards lender-allowable closing costs and pre-paid items. If there is any credit leftover, I will send you a check for the remainder 7-10 days after we close.

If you're using an FHA or VA loan, your lender's requirements may not allow you to receive a check from me for any portion of your refund amount that is not applied to closing costs. If that happens, we can ask the seller to reduce the sale price by the amount of the credit in return for a similar reduction in my commission. Unfortunately, you cannot use your refund as part of your down payment.

In an effort to ensure that the credit is fully disclosed to your lender, I will be supplying this information to your mortgage broker/lender as well. I will work with him/her proactively to apply your credit, but we have to follow the guidelines of the lender/mortgage broker that you've selected which in very limited situations may mean that we are not able to provide you with some or all of the rebate.

Please let me know if you have any questions,