



TEAM UP WITH WINDRIVER

As an area real estate brokerage company in the metropolitan Knoxville area, we welcome you to WindRiver, a new master planned lakefront and golf community located on Tellico Lake in Loudon County, Tennessee. By joining our Broker Referral Program and becoming a long-term strategic partner, together we will achieve mutual success. The following information details WindRiver's commitment to you as a highly valued partner.

As a professional real estate company your staff interacts daily with clients who appreciate world-class amenities and superior craftsmanship along with an unparalleled quality of life. We believe WindRiver offers a unique opportunity for discerning home buyers. As such, our inventory of properties at WindRiver are now available to your clients on a commission referral basis. WindRiver's existing developer inventory includes waterfront homesites, water view properties, long range mountain views, golf homesites and English-Country inspired homes with more to come.

"WindRiver is a very special community in a truly special place." states Developer, Joe Ayres. The project features 680 acres including five (5) miles of shoreline on Tellico Lake. In short, WindRiver offers the finest amenities and residential community environment of East Tennessee.

WINDRIVER OFFERS:

- A master planned Lakefront and Golf community.
- Newly renovated Semi-Private Bob Cupp Signature Golf Course / 4,700 to 7,225+ yards, six (6) sets of tees at each hole.
- 24/7 Manned Private, gated, residential resort community.
- Signature Sport & Wellness Club: Swimming pool, sun deck, hot tub, tennis courts, basketball court, snack bar, steam & sauna, multi-tiered decking, cart parking and more.
- WindRiver Marina & Yacht Club featuring 98 covered slips ranging from 30' to 90' feet, power & water, pump out, gated docks and over 30 transient slips.
- Citico's Restaurant & Club, Open Table Diners' Choice Winner 2014 & 2015.
- Brightwater Park, a 6 acre lakefront peninsula park.
- Scenic Trail System, trail system is 26 miles with 8 branches accessible from 5 trailheads.
- Location: Our entrance is located on Highway 321 between Lenoir City and Maryville, Exit 81 in Lenoir City. We are 20 minutes from Turkey Creek, 15 minutes to airport, 30 minutes to downtown Knoxville.

THE UNIQUE AND EXCITING BENEFITS OF WINDRIVER

We are eager to share with you! We have structured our Broker Referral Program to make the process of referring your clients to us remarkably simple and rewarding. We recognize the value of your time and commitment, as well as that of your clients. Once you or your agents have referred a client to us, you will be officially registered as the Broker/Agent, and we will keep you apprised frequently of your clients' sales process. After reviewing the enclosed materials, please do not hesitate to call to schedule an on-site property tour! We look forward to working with you and your clients.

Best Regards,

Joseph Ayres
Owner/Agent
WindRiver Properties, LLC



BROKER REFERRAL PROGRAM

By registering your clients through our Broker Referral Program, your agency will benefit from the professional sales program offered at WindRiver. Each client your office registers will be listed in the WindRiver database and your office will be registered as the Broker. Once registered, you or the referring agent will then be assigned a WindRiver Sales Executive who will act as your Partner throughout the transaction.

The WindRiver assigned Sales Executive will keep you updated on a regular basis with any activity related to your referral. More importantly, if one of your referrals purchases during the 12 month registration period and closes on any WindRiver Property listed with WindRiver Properties, LLC including developer homesites, builder product, villas, custom spec homes, and condominiums - you and your office will receive a referral commission.

HOW TO REFER AND REGISTER YOUR CLIENTS

Brokers and Agents may register their clients by submitting a completed registration form via email to: ClientRegistration@WindRiverLiving.com or in person at our Welcome Center at Overlook Manor.

REGISTRATION PERIOD — Client registration is valid for a period of 12 months (to contract) from the initial client registration date. All client registrations (including renewals) will be subject to the following procedures:

1. Complete contact information for each client must be provided in order to be properly registered. This includes the client's full name, address, email address and phone number.
2. The WindRiver Administrator will check the WindRiver database to be sure the client has not been previously registered. Once confirmed, the administrator will then send a confirmation to the referring Broker or Firm within two business days.
3. Each valid registration will be dated and time stamped, with copies given to the Broker and the assigned Sales Partner. Our Sales Administrator will then record the registration in the client's master file located in our database. In the event the Broker/Agent is not on-site when the registration is made, the assigned Sales Executive will be required to establish contact with the referring Broker/Agent within two business days to discuss helpful background information and review client objectives.



REFERRAL PROTECTION POLICIES

Once a referral is submitted, the Broker/Agent will be recorded in the client's profile in the WindRiver database. This protected designation assures payment of commissions as described below. WindRiver will not assume any responsibility in the division of the commission between the Broker and Sales Agents of the Agency of Record. In order to be designated as "protected" a client must be registered with WindRiver with a Broker Referral Form by the Broker/Agent.

COMMISSIONS

WindRiver Properties, LLC will pay the following referral commissions against the Net Sales Price* for all properties listed for sale by WindRiver Properties, LLC within the WindRiver community: Referral commissions are not earned until the property transaction is closed. Referral commissions will be paid within ten business days after closing.

4% commission: Developer homesites Resales Reference MLS

2% commission: Premier Builder homes | Custom builder spec homes**
Condominiums, Villas, and Townhomes

*Net Sales Price: Contract price less any development discounts, membership deposits, special sales incentives, club membership incentives, association fees, or dues collected in advance. Referral commissions are not paid on interior or exterior upgrades negotiated with builders after the initial contract execution.

* Out-of-state brokers receive a two percent (2%) commission on all client referral closings.

** Referral commission will include the value of a custom built home if the referral client contracts the construction of a residential home with a WindRiver Premier Builder within 12 months of the closing.

RENEWELS

Client registrations are valid for a period of 12 months (to ratification of contract) from initial submission date of client registration. Client registrations may be renewed by contacting the Sales Administrator at:

865-988-1864

or

ClientRegistration@WindRiverLiving.com

Note: As the original registration requires, all renewal registrations must also be signed by both the referring Broker/Agent and the Client to be validated.



Broker Referral Form

Please complete form and email to: ClientRegistration@WindRiverLiving.com or deliver in person to WindRiver Properties, LLC Welcome Center at Overlook Manor.

CLIENT INFORMATION

Date of Submission: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Cell Phone: _____

Work Phone: _____ Email: _____

Comments: _____

BROKER INFORMATION

Broker/Agent Name: _____ TN License #: _____

Brokerage Company: _____ Principal Broker: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Office Phone: _____ Cell Phone: _____

Work Phone: _____ Email: _____

Do you have an existing relationship with WindRiver Sales Properties, LLC? NO YES

If yes, indicate date: _____

BROKER REFERRAL POLICY

1. Client must be registered with WindRiver Properties, LLC with the submission of a Broker Referral Form prior to, or upon the Clients first visit to WindRiver when accompanied by the Broker/Agent.
2. Previously registered clients in the WindRiver database and/or existing WindRiver property owners or members are not eligible for a Broker Referral.
3. Clients not previously registered with WindRiver will then be registered in the WindRiver database as a Broker Referral.

PRINCIPAL BROKER COMMISSION PAYMENT / VALIDATION

Broker/Agent referrals will be due a commission on original purchases by each Client they register with WindRiver Properties, LLC in the following method: 4% firm commission paid* on net sales price of developer homesites listed with WindRiver Properties, LLC. 2% commission paid on net sales price of homes listed for sale with WindRiver Properties, LLC, to include Premier Builder homes, custom builder spec homes, condominiums, villas, and townhomes. All commissions will be paid within 10 business days after closing. Client registrations are valid for a period of 12 months from initial submission date of the Broker Referral Form and entry into the WindRiver Properties, LLC database. *Out of state Broker referral fee is 2% of net sales price of developer homesites.

Broker/Agent Approval & Signature: _____ Date: _____