



Thinking of buying a new construction home in Florida?

Then, now is the best time to learn more about how you can easily receive thousands of dollars back at closing with a new home rebate from Venice Realty, Inc.

Most Important Information

When you register with the builder (new home community sales center) tell them you are working with Megan Hess or Diane Shiell with Venice Realty, Inc.

We only get paid if the builder knows you are working with us.
If we get paid, you receive part of our commission.

It really is simple...

We are going to go into detail about how our new home rebate works for you, but as long as you register with the builder and they know you are working with us, then everything else will just fall into place.

Our New Home Rebate Steps

1. **When you visit or contact a builder, tell them you are working with Megan Hess or Diane Shiell at Venice Realty, Inc.** We provide you with Venice Realty's Registration form to help make this step easier for you and the builder. Complete our [Registration form online](#), then print a copy for each builder and community. A printable Registration form is also included below. This form is important because it shows the builder that we are giving you a 2% rebate back at closing. They need to know that.
2. **Keep us informed.** There is a lot you can do on your own when it comes to new construction home searching. Please do not forget to keep us in the loop and let us know when you have decided on a new home community. We want to be able to follow-up with the builder. We will help you with any real estate questions along your new home purchase journey.
3. **Close on your new home.** When the construction is complete on your new home, you will finalize the purchase at closing. You will receive your new home rebate on the closing statement. Closing costs are expensive and this rebate is a great way to reduce your closing costs!

Thank you for learning about our new home rebate!

Please check your email for even more information or visit VeniceRealty.com.



Registration

Venice Realty, Inc. offers new construction home buyers a 2% New Home Rebate from our commission, to be documented on the CD (Closing Disclosure).

Dear Home Builders:

Our client(s) listed below are interested in new construction homes.

Name(s): Phone:

Address: Email:

This buyer is represented by:

Broker: Venice Realty, Inc.

592 Shetland Circle

Nokomis, FL 34275

License #CQ1016484

Brokers: Megan Hess

Diane Shiell

License # BK702542

License # BK605316

Venice@VeniceRealty.com

NewHomes@VeniceRealty.com

New Home Criteria				
Price:	Size:	Bedrooms:	Baths:	Garage:

New Home Rebate Terms

- New Construction Homes Only (does not affect purchase price)
- 2% of Base Price of Home (upgrades and premiums may not included, depending on builder.)
- Venice Realty, Inc. must be broker registered with new home community/builder
- Successful closing on new construction home with registered new home community/builder
- Venice Realty, Inc. gets paid at least a 3% commission from the new home sale

Rebate Example: If the base price of your new home is \$150,000, you will receive \$3,000 at the time of closing. If the home is \$300,000, you will receive \$6,000 at the time of closing.

Megan Hess

Diane Shiell

Megan Hess, Broker-Owner

Diane Shiell, Broker-Owner

Venice Realty, Inc.
592 Shetland Circle | Nokomis, Florida | 34275
1-888-493-5556 | Venice@VeniceRealty.com