

# TRANSACTION BROKER NOTICE

## FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES OPERATING AS TRANSACTION BROKERS DISCLOSE TO BUYERS AND SELLERS THEIR ROLE AND DUTIES IN PROVIDING A LIMITED FORM OF REPRESENTATION.

As the transaction broker, Pinnacle Vacations, Inc. ("Pinnacle") provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking price, that the buyer will pay a price greater than the price submitted in a written offer, or of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that Pinnacle is not responsible to buyer or seller for its acts. Additionally, parties are giving up their rights to the undivided loyalty of Pinnacle. This aspect of limited representation allows Pinnacle to facilitate a real estate transaction by assisting both the buyer and the seller, but Pinnacle will not work to represent one party to the detriment of the other party.

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date



## Internet Marketing Agreement

Obtain maximum exposure for your listing with targeted Internet marketing! Every month at [www.pinnaclevacations.com](http://www.pinnaclevacations.com), thousands of visitors looking for timeshare properties view our database of timeshare resale listings. Potential buyers can access our web site, featuring your listing, through many of the Internet's major search engines such as Google™, Yahoo!®, Ask™, AOL™, MSN® and more.

Buyers can search for timeshare, timeshare resales, timesharing, vacation timeshare, timeshare auctions and hundreds of other carefully targeted terms designed to drive traffic and expose your listing to potential timeshare purchasers worldwide. We spend thousands of dollars to bring you this service, yet charge only a nominal fee for this highly effective program:

- \$39 for Bluegreen owners
- \$69 for inventory from other deeded timeshare properties
- Listing is effective for one (1) year

Please complete the form below and return it with your Open Net Listing Agreement. We will list your timeshare interest as soon as we receive your Open Net Listing Agreement and Internet Marketing Agreement.

I understand that Pinnacle Vacations, Inc. ("Pinnacle Vacations") shall place the Property described below on its web site for a period of one (1) year from the effective date indicated on the Open Net Listing Agreement for the cost of \$39 for Bluegreen owners or \$69 for inventory from other deeded timeshare properties. I would like to have my timeshare listed on Pinnacle Vacations' web site and agree to pay the fee. I understand that Pinnacle Vacations does not guarantee that my property will be sold. I agree that any damages sought by me against Pinnacle Vacations or any of its affiliates, officers, directors, shareholders, partners, employees, parents or subsidiaries shall be limited to the amount I paid as provided above, without regard to any damages I may have sustained.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_ I have enclosed a check or money order for \$39 for Bluegreen owners or \$69\* for other timeshare inventory. **\*Please complete the Resort Information Form to ensure an accurate description of your timeshare property.**

\_\_\_\_\_ I would like to pay the fee with the following credit card:

**THIS FORM HEREBY SERVES AS AUTHORIZATION FOR PINNACLE VACATIONS, INC. TO PROCESS MY CREDIT CARD IN THE AMOUNT LISTED BELOW IN ACCORDANCE WITH THE CREDIT CARD ISSUER AGREEMENT:**

\_\_\_\_\_ VISA

\_\_\_\_\_ MASTERCARD

NAME: \_\_\_\_\_

BILLING ADDRESS:

\_\_\_\_\_  
Street City State/Country Zip/Postal Code

CREDIT CARD NUMBER: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

AMOUNT: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

