



Lakeside Homes, LLC
P.O. BOX 861601
Warrenton, VA 20187
703-881-2176

Real Estate Broker Policy
Effective for 2025

Lakeside Homes is not represented by any real estate agent or broker on any transaction. All of Lakeside Homes' houses will be built and sold using only Lakeside Homes employees and subcontractors. Some of our homes may be custom, "to be built" homes, built to our client's specifications. However, the majority of our Homes will be started prior to offering for sale. These houses are referred to as "Custom Spec Houses" and they are typically listed in the MLS towards the end of the construction phase with the intent to sell and close on the house post completion. Custom Spec Houses get listed in the MLS with a specified commission offered to any selling agent or broker that brings Lakeside Homes a qualified buyer. The commission will be based on the final sales price of the house, must be documented in a sales contract and will only be paid at settlement. If for any reason settlement does not occur, there will be no commission.

If a home is by chance sold before its listed in the MLS, and if a given client is represented by a licensed agent or broker, it must be documented in email or other form up front prior to signing a sales contract and the initial contact must be from the agent or broker. In this case Lakeside Homes will pay a \$10,000 commission, which is more like a "referral fee" given we handle all of the contract work, other documentation, etc.

Lakeside Homes LLC

By: Devin T. Finan; President