



**Lakeside Homes, LLC**

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

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**Real Estate Agent / 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 them 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.

The commission paid to an agent on a to be built home or a custom spec house will be \$10,000. Lakeside Homes and its employees will handle the contract, construction, manage the closing process and we do not require any help or assistance from the client's agent or broker. However, we certainly welcome the client's agent or broker's involvement in as much of or as little as they or their client desire. The agent or broker must have made contact up front by way of an email and we will ensure the agent or broker's information is in the contract for payment of the commission at settlement. If for any reason settlement does not occur, there will be no commission paid.

Lakeside Homes LLC

By: Devin T. Finan; President