



THE RITZ - CARLTON RESIDENCES

ESTERO BAY

Realtor Up-front Commission Program

Our first tower sold at a record pace, and the North Tower is now selling – offering your clients fresh opportunities to secure their favorite floorplans and sunset views. And for you, we're making it even simpler to earn a **top-tier commission**.

Earn a 3% commission

Effective immediately, all registered Realtors will earn a **straight 3% commission** on any North Tower or South Tower residence sold – no hoops, no hassle, no surprises. Just a competitive, straightforward commission on every sale between April 1, 2026 and June 30, 2026.*

Up-front 100% commission

All commissions will be **paid in full up-front,**** within ten (10) days after the following requirements have been met for the applicable unit: (i) Seller has received a non-refundable deposit from the buyer(s) in an amount equal to at least 40% of the purchase price; (ii) the 15-day statutory rescission period has expired; and (iii) all other contingencies have been satisfied or waived by the buyer(s).

Everything else you need to know

For commission eligibility, the following requirements must be met***: (i) Hold an active Florida real estate broker or sales associate license; (ii) Be the procuring cause, identified in writing at or before contract execution; and (iii) Register the buyer with the on-site sales team prior to or at the buyer's first visit.

We look forward to working with you

For more details about this program, inventory inquiries or to schedule a private tour of The Ritz-Carlton Residences, Estero Bay, please call us or stop by our Sales Gallery:

5000 Coconut Road, Bonita Springs, FL 34134

239.449.2000 | Open Daily 10am – 6pm

* The 3% commission applies only to units sold in the North Tower or South Tower through June 30, 2026.

** The up-front commission payments are final payments with no claw back, provided the buyer does not cancel or default after payment. In the event of cancellation or default after commission payment, the cooperating broker may be required to return the commission in full.

*** The cooperating broker must be the procuring cause of the sale. Any disputes regarding procuring cause shall be resolved at the sole discretion of the developer. Unregistered buyers who have previously been in direct contact with the sales team may not be eligible for co-op compensation. Dual agency is not permitted. Commission payable to the cooperating broker's licensed brokerage firm only. The cooperating brokerage firm is solely responsible for all tax reporting obligations.

This Broker Co-Op Compensation Plan is provided for informational purposes only and does not constitute a binding offer or contract. All terms are subject to the execution of a formal co-op agreement between the cooperating brokerage and the developer. The Ritz-Carlton Residences, Estero Bay and its affiliates reserve the right to modify or withdraw this program at any time without prior notice. The Ritz-Carlton name and related marks are used under license. This is not an offering where prohibited by law.