



# VISTERA OF VENICE

## Visterra of Venice Altogether Yours Realtor Appreciation Program

**SPONSOR:** The Visterra of Venice Realtor Appreciation Program is sponsored and administrated by Neal Land & Neighborhoods/Border Road Marketing Group. (NLN/BRMG).

**ELIGIBILITY:** Open to any licensed Florida Real Estate Professional. (Agent/Broker). Agent/Broker must complete and abide by the individual builder's Realtor/Broker Agreements.

**PROGRAM PERIOD:** The Visterra of Venice Realtor Appreciation Program runs from April 1<sup>st</sup>, 2025, 12:00 AM EST through 11:59 PM EST through to 11:59 PM EST March 31<sup>st</sup>, 2026.

**PROGRAM TERMS:** Agent/Broker must accompany prospective new homebuyers to the model homes at Visterra of Venice. Agent/Broker must complete and abide by the individual builder's Realtor/Broker Agreements. By participating in the program, Agent/Broker agrees to receive electronic marketing communication from Sponsor and Visterra of Venice builders. Agent/Broker may unsubscribe at any time; however, this will automatically remove Agent/Broker from the program.

**WINNER DETERMINATION:** There will be 3 (THREE) winners determined on the highest, second-highest, and third-highest new home sales contracts written within the program period. There will be 3 (THREE) winners determined on the highest, second-highest, and third-highest new, unique registered prospective homebuyers made within the program period. In the event of a drawer or duplicate winner, Sponsor has the right to award multiple prizes, to equally share prize monies, or determine the Agent/Broker winner who attained the winning position first. (Based on dates and times of written sales contracts or completed prospective homebuyer registrations.) Throughout the program, \$25.00 - \$50.00 door prize winners may be randomly drawn from attendees at regularly scheduled meetings/events held at Visterra of Venice amenities and/or model homes. It is the sole responsibility of the real estate associates to obtain permission from their Broker before accepting any certificates and/or gifts. The odds of winning any prize depend on the total number of eligible entries received.

**PRIZE NOTIFICATION:** NLN/BRMG will host an annual event. The time and location are still to be determined. Winners will be announced and presented with their prizes at the event. There will be ONE (1) WINNER of a \$2,000.00 American Express or VISA Gift Card for the highest number of Agent/Broker procured new home sales contracts made within the program period.





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There will be ONE (1) WINNER of a \$1,000.00 American Express or VISA Gift Card for the second-highest number of Agent/Broker procured new home sales contracts made within the program period. There will be ONE (1) WINNER of a \$750.00 American Express or VISA Gift Card for the third-highest number of Agent/Broker procured new home sales contracts made within the program period.

There will be ONE (1) WINNER of a \$750.00 American Express or VISA Gift Card for the highest number of new and unique registered prospective homebuyers made within the program period. There will be ONE (1) WINNER of a \$500.00 American Express or VISA Gift Card for the second-highest number of new and unique registered prospective homebuyers made within the program period. There will be ONE (1) WINNER of a \$250.00 American Express or VISA Gift Card for the third-highest number of new and unique registered prospective homebuyers made within the program period.

No cash substitution. Winners will be notified via phone or email on or around April 5<sup>th</sup>, 2026. If a winner does not respond within 24 hours, an alternate winner(s) may be selected based on Agent/Brokers' participation from the remaining eligible entries and notified. Sponsor reserves the right to leave any prize un-awarded, equally share prize monies, or adjust program parameters at any given time. In the event the sponsor changes the program, terms and conditions will be updated and participants will be notified via email and website updates. For security purposes, the Sponsor **will not** provide a link or ask for personal information (other than an email address and phone number) via direct message on social media or within any email correspondence.

**RELEASE:** By participating, entrants hereby grant NLN/BRMG the irrevocable and unrestricted right to use and publish original images/photographs of the entrant and authorize the use of their name(s). Images/photographs captioned with names may be included in any print, electronic, digital, or other media formats and altered the same without restriction. Agent/Broker irrevocably assigns such images' rights and uses to NLN/BRMG in perpetuity. Agent/Broker hereby releases NLN/BRMG and its legal representatives and assigns from all claims and liabilities relating to said images.

Sponsor does not guarantee the posting of any information. Any other personally identifiable information collected during your participation in the program will be collected and used by Sponsor only for the proper administration and fulfillment of the program. By submitting, you agree to receive e-mail notifications from Vistera of Venice and the builders. You may unsubscribe at any time; however, this will result in automatic removal from the program.

By participating Agent/Broker: (a) represent and warrant that (i) you have read and agreed to be bound by these Rules and the builders' agreements, (ii) based on the Rules, you are eligible to participate in the



program, (iii) understand you have sole responsibility to obtain permission from your Broker before accepting any certificates and/or gifts and (iv) all of the information provided as part of your participation is accurate, does not violate any third party's legal rights (including without limitation rights of privacy and publicity), and otherwise does not violate applicable law.

**OTHER:** No purchase necessary. ©2025 Neal Land & Neighborhoods/Vistera of Venice Marketing Group. All Rights Reserved. Void where prohibited by law. NLN/BRMG, its affiliates, and builders are not liable for any claims or causes of action arising from this program.

