

INDEPENDENT CONTRACTOR AGREEMENT BETWEEN BROKER OF RECORD
AND REFERRAL ASSOCIATE

609 864-3053-Office 609 235-7542 Cell

609 232-8557 Fax

Office Address
34 Main Street
Roebing NJ 08554

THIS AGREEMENT made by and between Referral150, a NJ Partnership located at 34 Main Street Roebing NJ 08554, herinafter referred to as "BROKER" and the licensee whose name appears below as "REFERRAL AGENT", for and in consideration of the mutual promises and agreements and for their mutual benefits.

WHEREAS, Broker is duly registered and licensed in the state of New Jersey as a Real Estate Broker and is qualified to operate as a general real estate referral office and has enjoyed and does enjoy a good reputation for fair and honest dealing with the public as such;

And

WHEREAS, It is deemed to be the mutual advantage of Broker and Referral Associate to form the association herinafter agreed to under the terms and conditions herinafter set forth.

NOW THEREFORE,

1. The Referral Associate fully understands that he/she shall not be permitted to list, sell, negotiate or engage in any brokerage activity prohibited by law, but will only act in the capacity of a source of referrals.
2. The Referral Associate agrees to conduct his/her business so as to conform to and abide by all New Jersey laws, rules, regulations and code of ethics that are binding upon or applicable to real estate referral associates and follow the guidelines and policies as set forth in this agreement.
3. The Referral Associate hereby agrees to refer to the Broker any and all information regarding potential listings for the sale, lease or purchase of real estate ("LEADS"). Subsequent to the referral of the Leads to the Broker the Referral Associate shall have no further duties or obligation with respect hereto, except to refrain from interfering with later activities by other parties as are contemplated hereunder.
4. The Broker Shall refer all Leads to another duly licensed broker serving the market area of the Lead (herin referred to as "Third Party Broker"). Thereafter, the Referral Associate will be advised of the identity of the Third Party Broker. The Referral Associate understands that Referral150 has been organized to provide a real estate referral service and that Referral150 will not actively participate in the sale, purchase or leasing of the property.
5. The Broker agrees to distribute commissions earned by the Referral Associate not later than ten (10) day after the receipt by the Broker of the commission or as soon thereafter as such funds have cleared the Broker's bank. The schedule of agreed to commission splits between the broker and Referral Associate is on the third page of this agreement.
6. Referral150 shall not be liable to the Referral Associate for any expenses incurred by the Referral Associate or for any of his/her acts, nor shall the Referral Associate be liable to Referral150 for any expenses of the operation of Referral150's business.
7. This agreement can be terminated by either party at any time upon written notice to the other, Referral Associate will be entitled to commissions paid to Referral150 for any lead submitted to Referral150 which are under contract, but not yet closed, prior to termination of this agreement. Any and all prospects submitted to Referral150 prior to termination of this agreement shall remain the property of Referral150. No commissions will be owed to the Referral Associate for any leads submitted to Referral150 prior to termination that are

sold/leased or go into contract after termination of this agreement.

- 8. Referral Associate agrees that he/she shall not be employed or licensed with another New Jersey real estate broker in the capacity of a real estate agent.
- 9. It is mutually agreed that any changes to this agreement will not be binding unless the changes are in writing and signed by both the Referral Associate and the Broker.
- 10. Referral Associate agrees not to solicit listings of any brokerage firm.
- 11. The Referral Associate agrees to be responsible for any and all State license and transfer fees.
- 12. If agent renews his/her NJ real estate license through Referral150 agent agrees to pay a \$30.00 processing fee to Referral150 at time of renewal.
- 13. Upon termination or resignation, the referral agent will be sent an account of all commissions due within 5 days.
- 14. If Referral150's share of agent's referral commissions reaches \$2,000.00 anytime during fiscal year (July 1-June30) the agent will receive 100% of any commissions received for balance of fiscal year.
- 15. If Referral150's share of agent's referral commissions reaches \$3,000.00 during the state's 2 year licensing period then Referral150 will pay the agent's state renewal fee up to \$100.00.

Broker of Record
Referral150

Referral Associate _____
Signature

Francis P Natoli

Print Name _____

Date

Date

Associate Profile

Name (as appears on license) _____

Mailing Address _____

City _____ St _____ Zip _____

Home Phone _____ Cell Phone _____

Email address _____

NJ Real Estate License # _____

**If you do not know your license number we will look it up .Once we receive your signed agreement we will sign and return a copy to you along with your pocket license when your license is transferred.