

REFERRALS UNLIMITED, LLC STANDARDS OF PRACTICE AGREEMENT

This agreement is made this _____ day of _____ 20____, between Referrals Unlimited, LLC and _____ who is a Referral Agent with this Company.

Whereas, Referrals Unlimited is a corporation duly organized under the laws of the State of Missouri and is authorized and licensed to engage in general real estate brokerage; and whereas the referral agent desires to be affiliated with this company as an independent contractor for the sole purpose of making referrals of prospective real estate clients and customers.

In consideration of the mutual promises and covenants contained herein, the parties agree as follows:

- 1. Referrals Unlimited Agent affirms that he or she is licensed by the State of Missouri as a real estate agent in good standing. Agent understands that they are responsible for license renewals, fees and complying with continuing education requirements.**
- 2. Referrals Unlimited Agents will use their best efforts to promote Referrals Unlimited and their own referral business.**
- 3. Referrals Unlimited Agent understands that engaging in any real estate business other than the referral business as set forth in this agreement shall result in immediate termination of this agreement and the Referrals Unlimited Agent from the company. The Agent represents that they will not show, write listing agreements, execute sales contracts, auction real estate, lease, hold open houses or engage in any real estate activity other than the referral of clients and customers.**
- 4. Referrals Unlimited Agents will conduct their referral business so as not to diminish or impair the goodwill, reputation, business and profits of Referrals Unlimited, LLC.**
- 5. Referrals Unlimited, LLC will furnish their Agents information on their referral business annually and upon request.**
- 6. Referrals Unlimited, LLC will have no authority to control an Agent's referral business. This agreement does not establish an employment relationship between Referrals Unlimited, LLC and the agent. Referrals Unlimited Agents are not entitled to salary, sick pay, or any other benefits between the Agent and the company. Referral Unlimited Agents are responsible for payment of all federal, state and local taxes and FICA.**

7. All commissions earned by the Referral Agent shall be made payable to Referrals Unlimited, LLC. The Referral Agent will receive a proportionate share of the collected commission as per their written agreement. The Referral Agent shall not enter into any special arrangements relating to payment or division of commission with any prospective customer. In no case shall the Company or Referral Agent be liable to one another for any commission prior to its receipt. Referrals Unlimited, LLC shall pay to the Referral Agent their proportionate share of the received commission as soon as possible but not later than 10 days from receipt of the commission.

8. Referral Agent acknowledges that they have reviewed, understand and agree to abide by the Policies and Procedures of Referrals Unlimited, LLC. They also understand and agree to the fact that the Policies and Procedures may change from time to time and agree to abide by any and all changes as they become effective.

9. Referral Agent shall pay a non-refundable license holding fee of \$100.00 per year.

10. It is understood that either party may terminate this agreement and the association it creates at any time upon written notice to the other party. The rights of the parties to any commissions, which accrued prior to the date of such notice to terminate, shall survive termination of this agreement. Any commissions due the Referral Agent on transactions closed after termination by either party for any reason shall be paid in accordance with the agreement in force at the time of the referral.

11. The Referral Agent shall indemnify, save, defend and hold harmless from any and all loss, damage, cost, or expense, including reasonable attorneys' fees, incurred by Referrals Unlimited, LLC arising out of this agreement, or in the collection of fees or commissions due to Referrals Unlimited under the terms of this agreement, providing that the company is not at fault.

REFERRALS UNLIMITED, LLC

REFERRALS UNLIMITED AGENT

DATE: _____