

# BIRD DOG AGREEMENT

This Agreement is made and entered into on the date below between:

1. Investor / Buyer ("Recipient")

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

2. Bird Dog / Property Locator ("Finder")

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

1. Purpose

The Finder agrees to provide the Recipient with information about potential real estate investment opportunities ("Leads") that may fit the Recipient's buying criteria.

The Recipient agrees to compensate the Finder if a referred Lead results in a successfully closed transaction.

2. Lead Submission

Each Lead must be submitted in writing (email, text, or agreed method) and include at minimum:

- Property address
- Owner's name and/or contact information (if known)
- Brief description of the property's condition
- Estimated price or seller's asking price (if known)
- How the Finder discovered the Lead

Recipient shall acknowledge receipt of each Lead and confirm acceptance or rejection within 5 business days.

3. Finder's Fee

If the Recipient or any of their affiliates purchases, contracts, or otherwise gains an ownership interest in a property directly or indirectly from a Lead provided by the Finder within 12 months of submission, the Finder shall be entitled to a fee of:

Flat Fee: \$\_\_\_\_\_ OR \_\_\_\_% of gross profit / assignment fee.

Payment shall be made to the Finder within 5 business days after closing of the transaction.

4. Non-Circumvention

The Recipient agrees not to bypass, avoid, or circumvent the Finder to directly negotiate or contract with a Lead provided by the Finder without compensating the Finder as agreed.

5. Independent Contractor

The Finder is acting as an independent contractor and not as a real estate broker, agent, employee, or partner of the Recipient.

The Finder's role is limited to introducing potential leads and does not include negotiating or drafting contracts.

#### 6. Legal Compliance

Both parties agree to comply with all applicable laws. The Finder acknowledges that they may not receive commissions for real estate transactions unless properly licensed in that state. This agreement provides for referral or marketing compensation only.

#### 7. Confidentiality

All leads, investor information, and deal details shall remain confidential and may not be disclosed to any third party without written consent.

#### 8. Term & Termination

This Agreement remains in effect for one (1) year from the signing date unless terminated in writing by either party.

Leads submitted during the term remain protected for 12 months from submission.

#### 9. Compensation Levels (Schedule A)

Level 1 – The Scout: \$500–\$1,000

Level 2 – The Analyst: \$1,000–\$2,500

Level 3 – The Operator: \$2,500–\$10,000+

Level 4 – The Wedge / Partner: Variable, discretionary equity or profit share at investor's discretion.

#### 10. Signatures

Investor / Buyer:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Bird Dog / Finder:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_