

This contract is between

Any Realty

And

Licensee

Section 1 -

This is a legal and binding contract between the broker of Any Realty and a licensed salesperson or broker-salesperson _____ who is associating with Any Realty as a Sales Associate.

Whereas, the broker, is legally engaged to do business as Any Realty, County of _____, State of _____.

Whereas, Sales Associate, a duly licensed real estate Salesperson or Broker-Salesperson of the state of _____, agrees that this association will not commence, until, the Sales Associate obtains the following: _____ Real Estate License, _____ State License, Municipal Business License and joins the local Association of Realtors. Sales Associate has (5) five days to complete.

Whereas, it is deemed to be to the mutual advantage of Any Realty and Sales Associate to form the association herein agreed to.

Whereas, Sales Associate, must abide by Any Realty rules, policies, procedures, _____ Law and Federal common law.

Section 2 -

THEREFORE, it is mutually agreed as follows:

1 _____ Every Any Realty Sales Associate, WHO DOES NOT HAVE A PRIVATE OFFICE, must pay a \$100.00 monthly fee. The fee is due the first of the month by 5:00 P.M. PST. A \$10.00 penalty for every day thereafter, until the eleventh, then license is returned to NVRED.

2 _____ Every Any Realty Sales Associate, NO MATTER WHAT PLAN THEY ARE ON, may lease an office from \$450.00 to \$1400.00 a month due on the first of the month by 5:00 P.M. PST. A penalty for every day thereafter, based on 1/30th of the rent, until the eleventh, and then license is returned to NVRED. If a Sales Associate wants to have two sales associates in one office, which is the maximum, the rent may be split. However, any 100% agent must pay full rent.

3 _____ Every Any Realty Sales Associate agrees to pay, through the client or themselves, a document control fee of \$500.00 per \$500,000.00 of the purchase price. This applies to residential and commercial.

4 _____ Every Any Realty Sales Associate agrees to get an e-mail account from Yahoo.com as follows: NAME Any Realty @yahoo.com.

5 _____ Every Any Realty Sales Associate agrees to have a fax machine, business cards, stationary, order "for sale" signs and advertise at their expense. Any Realty

logo will be e-mailed to your yahoo account, for your perusal, upon your e-mail request to AnyRealty@yahoo.com. The Sales Associate agrees not to distribute business cards or stationary until their license is hanging at Any Realty.

6_____ Every Sales Associate acknowledges that Any Realty will have (1) one support personnel for every (40) forty agents.

7_____ Every Sales Associate will be informed on new regulations in real estate, as they become available, thru your e-mail.

8_____ Every Sales Associate agrees to perform the paperwork on a transaction, as dictated by the office.

9_____ All residential commission split plans are based on a minimum 3% commission to the brokerage. Commercial splits are based on a minimum of 1% commission to the brokerage.

10_____ Multiple agent transactions will count as a deal only for the agent of record. If the agents involved are on two different splits, the commission will be based on the lower commission split to the agent. There will be a \$100.00 extra charge per check for multiple checks for each transaction. Documentation signed by all agents must be in the file BEFORE close of escrow.

11_____ Plan 1 thru 5 Residential commission split will be 80% Sales Associate / 20% Brokerage each. Referrals / partial commissions with another agent will not count towards plan 1 thru 5.

12_____ Plan 6 thru 10 Residential commission split will be 90% Sales Associate / 10% Brokerage each. Referrals / partial commissions with another agent will not count towards the plan 6 thru 10.

13_____ Plan 11 and Beyond Residential commission split stays at 90% Sales Associate / 10% Brokerage or 100% Sales Associate with a leased office at Any Realty.

14_____ Commercial transactions will include land and/or buildings zoned as commercial.

15_____ Plan 1 thru 5 Commercial commission split will be 90% Sales Associate / 10% Brokerage each. Referrals / partial commissions with another agent will not count towards plan 1 thru 5.

16_____ Plan 6 and Beyond Commercial commission split stays at 90% Sales Associate / 10% Brokerage or 100% Sales Associate with a leased office at Any Realty.

17 _____ Sales Associate understands that this is an independent contractor's contract. The _____ Sales Associate will not be treated as an employee with respect to federal tax purposes. _____ Sales Associate unconditionally understands and agrees that any and all taxes are the _____ sole responsibility of the Sales Associate.

18 _____ Sales Associate understands that he/she must go through post-training and do a video presentation of making a listing presentation and/or how to represent a buyer. Any agent who completes less than ten transactions a year will be subject to another video presentation.

19 _____ Multiple Representation is permitted at Any Realty. All parties involved must agree to Multiple Representation in writing and sign the Duties Owed, Confirmation and Consent To Act accordingly.

20 _____ Any Realty office is located at 123 East Main St, Las Vegas, _____, 89678 and may change their address in the future, in which, Sales Associate agrees to pay the transfer fee in order to retain their license with Any Realty.

21 _____ Sales associate MUST maintain a current _____ Real Estate License, _____ State License, local municipal license, if applicable, and be a current member of local Association. Any time a Sales Associate does not keep current on any of the above, your license goes back to NVRED, and to associate with Any Realty again, it's \$300.00. It is your responsibility and there will be no notification from our office.

22 _____ Any Realty will not be liable to the Sales Associate for any expenses incurred by him/her. Any Realty will not be liable for any Sales Associate's acts that are unethical or illegal.

23 _____ Any Realty will prepare and submit all information required by law describing Sales Associate's commission income from Brokerage. The Sales Associate is responsible 100% for his/her own income tax returns and estimated tax returns in a timely manner as required by law.

24 _____ Any Realty and Sales Associate may terminate this contract by either party at any time.

25 _____ It is specifically agreed that Sales Associate shall furnish his/her own automobile, as an independent contractor, and pay all expenses. Any Realty shall have no responsibility, as to insurance or the manner in which the Sales Associate uses a vehicle.

26 _____ All notices provided under this contract shall be in writing and sent by certified mail to the listed address of the parties.

27_____ All paperwork, as required by _____ Real Estate Statute/Code or Any Realty must be submitted to Any Realty office within (5) five calendar days.

28_____ Any parcel of real property that has a Any Realty sign MUST have a duties owed and listing contract submitted to the office within (5) five calendar days.

29_____ All original listing contracts whether for sale or lease MUST be submitted to the Any Realty office within (5) five calendar days.

30_____ All purchase contracts MUST be submitted to the Any Realty office within (5) five calendar days.

31_____ All paperwork MUST be submitted to the Any Realty office within (5) five calendar days after both parties have signed off.

32_____ All Sales Associates will submit to the office a monthly report of all listings and purchases in escrow by the 5th of each month. There will be a fine of \$100.00 per day for each day this report is late.

33_____ When you are given an escrow deposit check from our client, it MUST be given to the Any Realty office by the next business day. Any Realty will sign that they have received and give the check back to the agent, who will sign that they have received the check back.

34_____ Sales Associate will deposit into escrow upon signed contract or give deposit back to buyer, if offer is refused. In either case, the parties will sign that they have received the check. This paperwork will be returned to Any Realty, who will sign that correct procedures have taken place.

35_____ Sales Associate may never receive cash from a prospective customer or client.

36_____ All purchase contracts for new homes MUST be submitted to the Any Realty office within (5) five business days. It is the Sales Associate's responsibility to get a copy of the contract at the time of signing.

37_____ Any Realty office personnel will check all paperwork within (5) five calendar days. Sales Associate will receive an e-mail or fax with all errors or missing paperwork or that Sales Associate has performed exceptionally well.

38_____ The penalties for not turning paperwork in to the office as stated in this contract within the (5) five calendar days are as follows:

39_____ 1st Offense: Written Warning

You have 5 days or less to re-submit if any errors.

If re-submitted on the **6th – 10th days**, there is a \$500 fine

If re-submitted on the **11th – 15th days**, there is loss of commission

If re-submitted on the **16th day or beyond**, license will be sent to NVRED

40_____ 2nd Offense: Automatic \$500 fine

You have 5 days or less to re-submit if any errors.

If re-submitted on the **6th -10th days**, there is loss of commission

If re-submitted on the **11th day or beyond**, license will be returned to NVRED

41_____ 3rd Offense: Loss of Commission.

You have 5 days or less to re-submit if any errors.

If re-submitted on the **6th day or beyond** license will be returned to NVRED

42_____ 4th Offense: Loss of Commission and License returned to NVRED.

43_____ Any Realty office personnel will review the file (10) ten business days before closing. Sales Associate will receive an e-mail or fax with all errors or missing paperwork or that Sales Associate has performed exceptionally well. If there were errors, they must be corrected in (5) five calendar days.

44_____ If a Sales Associate gives all or part of the commission split, or any other incentive, to a client, it **MUST** be stated in the contract. All parties must agree and it must be paid on or before close of escrow, thru the escrow company.

45_____ If the COE date appears to be postponed as stated in the contract, an addendum **MUST** be submitted to the office and signed by the buyer and seller within (5) five prior calendar days of the apparent postponement.

46_____All paperwork from other brokerages or agents, such as CC&R's, may be delivered to the Any Realty office. However, the office will sign for the paperwork only. We will not verify its contents in any way.

47_____ All Sales Associates are liable for handling their transactional work, if the office needs to intervene, the cost will be determined by the Brokerage.

48_____All advertising MUST comply with the Truth in Lending Act, NRS and NAC statutes. This applies to all websites created by a Sales Associate. The Any Realty logo must be present. All content must be original. It is illegal to copy from other websites.

49_____Commission checks will be ready 48 hours after the office receives a complete and correct closing package. Sales Associates understand that all final paperwork must be turned in within (5) five calendar days of closing or the commission will be forfeited.

50_____A Sales Associate, who leaves Any Realty, while a transaction is in progress, must work out a commission split with the brokerage office.

51_____This contract is valid for six months and subject to change. Any Any Realty changes will require the Sales Associate to sign a new contract. Sales Associates will be notified by email of any changes made by the _____ Real Estate Division which will go in to effect immediately.

Section 3 -

BROKER

Any Realty

OFFICE MANAGER

Any Realty

By signing below, the sales associate acknowledges the contract and agrees to all of the terms and conditions set forth in this 8-page contract between Any Realty and the Sales Associate.

SIGNATURE OF SALES ASSOCIATE

DATE

PRINTED NAME OF ASSOCIATE

Section 4 -

Agent Information Sheet

In order for us to be more prepared and organized, please provide the following information and return to the office manager. Thank you.

Name to be Printed on Commission

Check: _____

Address:

Social Security Number: _____ - _____ - _____ or

Tax ID Number if LLC: _____ - _____

Real Estate License Number: _____ Expiration Date:

Business License Number: _____ Expiration Date:

GLVAR Number: _____

Home Phone: _____ Cell Phone:

Fax Number: _____ Toll Free:

Other Number: _____ Home Office Number:

Website Address: _____ Your Birthday:

Spouse's Name: _____ Spouse's Birthday:

_____ Anniversary: _____

E-mail Address:

Children: (Include children under age 18 only please)

Name

Birth date

