

Georgia Real Estate License Holding Company, LLC

(GRELHC)

GRELHC Agent Standard Contract

All members are independent contractors and responsible for all of their own personal expenses which may include:

- An annual membership fee paid in full upon joining.
- License or other fees due to the Georgia Real Estate Commission.
- Any and all costs for State required continuing education or other educational courses.
- Business cards, marketing supplies, stationery, etc.
- Any and all automobile expenses which may include gas, travel and insurance.
- Any costs incurred in creating any personal marketing or sales materials.
- Any and all expenses incurred as a result of your real estate activities.

Our purpose is to provide real estate licensees a method for maintaining their real estate license in a cost effective manner that is appropriate for our current real estate market, and a method for servicing their current customers and receiving maximum real estate referral fees. We are a license holding company.

BENEFITS:

- *Maintain an active license as a licensed salesperson without the responsibility of a full time work load, Board dues, fees, insurance, etc. Our members do not maintain membership in the local, state or National Association of Realtors, or any other Multiple Listing Service.*
- *Receive extra income with just a phone call.*
- *Referrals accepted nationally and internationally.*
- *Benefit from a communication service that will focus on your individual needs.*
- *Receive 40% referral fee on referrals (friends, neighbors, family and past customers).*
- *Handle your own referrals or use GRELHC's Referral Department at no additional charge.*
- *Transfer your license at any time if you decide to work as a practicing real estate agent.*

Transfer: Licensees may transfer at any time to any Broker with written notification.

OFFICE PROCEDURE

- We will refer all transactions to an active licensed Real Estate Broker who is a member of all local and state boards and active in the buying and selling of real estate.
 - We will review and manage all referrals to insure that the proper commission is received.
 - We will manage the filing, storing and maintenance of appropriate transaction documents.
 - We will oversee delegation of authority to act on behalf of the client.
 - We will use due diligence in performing all obligations.
 - All transactions referred through GRELHC will be referred to Brokers of your choice only upon written request. The referred agent must be familiar and performing under the requirements of Federal, State and Local laws relating to the practice of real estate.
 - We will honor all other cooperating Broker's policies while involved in a referral fee transaction. SALE OR PURCHASE OF REAL ESTATE.
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GRELHC affiliates do not write contracts or listings. All sales, purchases or leases must be referred to a brokerage in order to be paid a referral fee. A licensee may receive a higher referral fee on the purchase and sale of their personal real estate.

CONTRACT CHANGES

- Agents must notify GRELHC within (10) ten days of a change of (residence/ mailing) address, email address, and/ or phone number.

RESTRICTIONS

GRELHC agents will not:

- Show property for sale
- List property for sale
- Advise a customer of property value
- Take part in any portion of a sale, purchase, listing or leasing of any property
- Accept or handle any money for any reason from any person to a real estate transaction
- Perform or take part in any form of property management

REFERRAL FEES

- Only Licensed Agents can be paid referral fees. If you let your license lapse you will be severed from the company and any referral fees owed will not be paid until your real estate license is in full force and current.
- All referral fees negotiated will pay a (40%) forty percent referral fee to any agent referring to us.
- Referral checks will be mailed within 48 hours of GRELHC's receipt.
- GRELHC may charge the appropriate administration fee, if any, designated in your Commission Schedule from all referral checks written.

SUBSIDIARY AGREEMENT

Parties agree and understand that GRELHC is an associated company and that the associated company is eligible to receive referrals in the state of Georgia. Agents understand and mutually agree that his/her referrals may be placed with the associated company for the benefit of their respective business interests. GRELHC agrees to notify the agent if his/her referral is placed with the associated company and acknowledges that the agents transaction fee, if any, will be waived for that referral. Agents may refer to specified agent upon written request.

EQUAL OPPORTUNITY

GRELHC is an equal opportunity company.

COMMISSION SCHEDULE

Agents agree to pay a split of 60/40 of referral commissions earned. Agent acknowledges that he/she will receive 45% of referral commission earned if referring property owned by agent.

BROKER

(Signature)

(Printed Name)

(Address)

(City, State, Zip)

(Phone)

(Email)

(Date)

AGENT

(Signature)

(Printed Name)

(Address)

(City, State, Zip)

(Phone)

(Email)

(Date)

(SS#)

(GA. Real Estate License #)

GEORGIA REAL ESTATE LICENSE HOLDING COMPANY, LLC

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