



1155 Pasadena Ave S
Suite H
South Pasadena, FL 33707
Phone: 727-642-1166

CO-BROKER AGREEMENT

This Co-Broker Agreement (the "**Agreement**") is entered into as of this _____ day of _____, 20____, by and between **Commercial Loans Florida, Inc.** (the "**Company**") and the Broker identified below (the "**Broker**").

1. MISSION & SCOPE OF SERVICES

Commercial Loans Florida, Inc. operates as a direct lender for select loan programs. To ensure clients receive the most competitive market rates, the Company also maintains a diverse network of private investors, hedge funds, and third-party lending partners. The Broker wishes to refer potential lending opportunities to the Company for funding or placement.

2. FEE SHARING & COMMISSION

The compensation structure for any transaction successfully closed and funded through the Company shall be determined by the Company's role in the transaction:

- **Direct Lending:** In the event **Commercial Loans Florida, Inc.** acts as the direct lender, the Broker is entitled to collect and retain the full commission points specifically designated for the Broker in the loan's closing statement.
- **Co-Brokering:** In the event **Commercial Loans Florida, Inc.** is not acting as the direct lender and is instead co-brokering the deal through its network of partners, both the Company and the Broker agree to a **50/50 split** of the total points (origination fees) collected at the time of closing.
 - **Client Commitment:** In this event, after the Company provides preliminary terms, if the client is interested in accepting said terms, the **Broker's client will be required to sign a Non-Circumvention Agreement**. This document serves to protect both the Company and the Broker by preventing the client from attempting to bypass the parties and go directly to the source lender.

3. CLIENT PROTECTION & NON-SOLICITATION

The Company acknowledges that the Broker's clients are their primary business asset. **Commercial Loans Florida, Inc. and its affiliates (including Community Lending Group) hereby agree not to contact the Broker's clients directly.** * The **Broker shall remain the sole point of contact** for all interactions and communications with their respective clients.

- Any necessary communication between the Company and the client must be facilitated by or expressly authorized by the Broker.

4. NON-CIRCUMVENTION & NON-DISCLOSURE (BROKER)

The Broker agrees that they shall not, for a period of **three (3) years** from the date of this Agreement, attempt to circumvent the Company by contacting, soliciting, or conducting business directly with any of the Company’s private investors, hedge funds, or lending partners disclosed during the course of a transaction. Breach of this clause shall entitle the Company to the full commission otherwise earned on such transactions, plus legal fees.

5. INDEPENDENT CONTRACTOR STATUS

The Broker is an independent contractor and is responsible for their own licensing, taxes, and insurance.

BROKER INFORMATION

Company Name: _____

Broker Name: _____

Business Address: _____

Phone Number: _____

Email Address: _____

SIGNATURES

Commercial Loans Florida, Inc.

By: _____ Date: _____

Daniel Caceres/Principa

Broker

By: _____ Date: _____

Authorized Representative/Principal

NOTE: Please, return the signed agreement and a copy of you Sunbiz or Company License, copy of driver license.