

INDEPENDENT CONTRACTOR AGREEMENT FOR REAL ESTATE REFERRAL AGENTS

This Agreement is entered into by and between the licensed real estate referral agent ("Referral Agent") and Garden State Referral Agency, LLC ("Broker"). The parties agree to the following terms and conditions:

- 1. Term and Renewal:** Effective for one (1) year. Renewable annually upon payment of \$125, or \$198 for two years. Fees are non-refundable.
- 2. Payment of Fees:** Agent authorizes Broker to charge fees as outlined. Renewal fees are automatic unless canceled in writing.
- 3. Referral of Leads:** Agent agrees to refer all real estate leads to Broker and not participate in brokerage activities.
- 4. Handling of Leads:** Broker assigns leads to third-party brokers at its discretion.
- 5. Compliance:** Agent must comply with all applicable laws and ethical standards.
- 6. Referral Services Only:** Broker operates exclusively as a referral agency.
- 7. Commission:** Paid only upon successful closing and receipt of referral commission by Broker.
- 8. MLS and REALTOR Memberships:** Agent is responsible for any such memberships independently.
- 9. Commission Split:** Agent receives 80% of referral commission, or 90% if in-network.
- 10. Independent Contractor Status:** Agent is an independent contractor, not an employee.
- 11. Indemnification:** Each party agrees to hold the other harmless from third-party claims.
- 12. Dispute Resolution:** Disputes resolved via binding arbitration.
- 13. Termination:** Either party may terminate in writing; pending commissions still apply.
- 14. Ownership of Leads:** All leads remain property of the Broker.
- 15. Confidentiality:** Agent must not use confidential information after termination.
- 16. Governing Law:** This agreement is governed by New Jersey law.

Regulatory Compliance

- 1 Referring prospects to the Broker or authorized licensee
- 2 Sharing publicly available real estate information
- 3 Not engaging in listing, showing, or negotiating
- 4 Not receiving compensation outside Broker
- 5 Not being licensed with multiple brokers simultaneously

Referral Agent Signature: _____

Date: _____

Broker Signature: _____

Date: _____