



**INDEPENDANT CONTRACTOR AGREEMENT
(Addendum 1- Commission Schedule)**

Transaction Coordinators / File Review

Associate-Licensee agrees to use a company approved transaction coordinator, on all real estate transactions (except residential leases/rentals), unless Associate-Licensee meets company’s “TC Opt-Out Requirements”, and has applied for and received written permission from the company to conduct their own transaction coordinating. No commissions will be paid out until a complete and compliant file is received, reviewed, and approved by Broker. In order to be paid directly from escrow at closing, a complete file must be submitted to Broker for review a minimum of 3 business days prior to close of escrow.

Broker Compensation

Monthly Membership Fee: Associate-Licensee shall pay a \$29/month Membership Fee.

Commission Plan: Please choose your compensation plan below by placing a check mark and initialing in the space next to the corresponding plan. All fees are assessed “Per Side” of transaction. Associate-Licensee may switch from one commission plan to another at any time by submitting a written request to Broker. However, if Associate-Licensee switches from the Silver Plan to the Gold Plan, Silver Plan fees will still apply and shall be charged to Associate-Licensee for all transactions originally reported while Associate-Licensee was a Silver Plan member. If Associate-Licensee switches from the Gold Plan to the Silver Plan, Silver Plan fees will apply and be charged for all transactions as of the date Associate-Licensee switched to the Silver Plan, regardless of when a particular transaction was originally reported.

SILVER PLAN

\$425 per transaction + \$125 Risk Management Fee per transaction*

Recommended for the agent closing 3 transactions or less per year

Initial

*Please see next pages for Risk Management and other fees in detail.

GOLD PLAN

\$125 per month + \$125 Risk Management Fee per transaction*

Recommended for the agent closing 4 or more transactions per year

Initial

*Please see next pages for Risk Management and other fees in detail.



The spreadsheet below outlines all possible Broker fees that may apply

TRANSACTION/BROKER FEE PER TRANSACTION		
	Fee	Note
When purchase/lease price is \$1M or less	\$425	If residential lease, fee shall be \$425 or 10% of gross commission, whichever is less.
When purchase/lease price is over \$1M	\$425 + \$45 for every \$100k price increment over \$1M	
Dual Agency (Representing buyer & seller)	\$850	Plus \$90 for every \$100k price increment over \$1M
Gold Plan members	\$0	For purchase price up to \$1M. Add \$45 for every \$100k price increment over \$1M

RISK MANAGEMENT FEE (E&O) PER TRANSACTION		
	Fee	Note
When purchase/lease price is \$1M or less	\$125	
When purchase/lease price is over \$1M	\$125 + \$15 for every \$100k price increment over \$1M	
Dual Agency (Representing buyer & seller)	\$250	Plus \$30 for every \$100k price increment over \$1M
Commercial Property	4% of gross commission (Minimum \$200)	Fee is generally 4% of gross commission, but may vary and is adjusted according to risk. Call for property specific quote.
Agent Owned Property (AOP) (When Associate-Licensee has an ownership interest in a property being sold, or will be acquiring an ownership interest in a property being purchased)	\$325	Plus \$35 for every \$100k price increment over \$1M

OTHER FEES		
	Fee	Note
Transaction Coordinator (TC)	\$350 Single Agency \$450 Dual Agency	Required unless Associate-Licensee meets "TC Opt-Out Requirements" and has obtained written authorization from Broker to conduct their own Transaction Coordinating.



Broker Price Opinions (BPO)	\$0	No charge as long as agent is paid directly from the company requesting the BPO. If payment for a BPO is received by Broker, Broker will deduct a flat fee of 10%.
Referrals (Commissions earned by referring a client to another broker)	10% (\$125 min) (\$550 maximum on Residential Property with sale price up to \$3M, add \$60 per \$100k increment in sale price over \$3M)	Referral agreement must be sent to broker for signature. Fee is reduced by 50% (\$125 min) if client is referred to another United Realty Group agent.
Listing a property on MLS (If agent does not have access)	\$125	This is an optional service, provided at Associate-Licensee's request. All listing information must be provided by Associate-Licensee.
Company Leads	30% of gross commission	In addition to other fees outlined in this Addendum, a lead fee will be assessed to Associate-Licensee for any company provided leads.

MISCELLANEOUS FEES		
	Fee	Note
For not reporting all activities within 48 hours as required and outlined in Broker's Transaction Procedures Manuals	\$100 + \$10/day	Associate-Licensee must report all listing agreements, accepted offers, and referrals to Broker within 48 hours of execution.
For time spent resolving problems on Associate-Licensee's behalf, addressing complaints, and/or dealing with third parties	\$150/hour	This fee only applies if Associate-Licensee is unable to adequately resolve an issue, for which they are responsible, on their own and/or in a timely manner. No fees shall ever be charged for regular Broker Support.



For signing Commission Distribution/Instructions issued by escrow, or in any other way instructing escrow holder how to distribute commission without Broker's approval	\$500	Only the Broker can instruct escrow about commission distribution, and sign the commission distribution form.
For cashing a commission check, or receiving any other compensation for licensed activity not authorized by Broker (without Broker's knowledge/permission)	\$1000 + \$100/hour for time spent by Broker to resolve the situation, and/or termination/legal action.	Associate-Licensee must immediately inform Broker of any payment received without Broker's authorization, and follow Broker's instructions.
For sharing United Realty Group website login credentials, or other Proprietary Information, with any unauthorized party	\$1000 + any additional damages actually incurred by Broker.	Associate-Licensee is prohibited from sharing login information, or any information considered by Broker to be proprietary, with anyone.
ONLY IF TC OPT OUT: For the third (and each additional) file review	\$100	Broker will review each transaction file twice at no additional charge. This fee does not apply when using an in-house Transaction Coordinator.
ONLY IF TC OPT OUT: LATE SUBMISSION: For not submitting a transaction file for Broker review at least 3 business days prior to COE	\$100/day starting on the 2 nd business day prior to COE.	This fee only applies to associates who have opted out of Broker's transaction coordinator requirement, and are conducting their own transaction coordinating. Associate-Licensee must submit transaction for Broker review at least 3 business days prior to COE (even if file is not yet complete), and must immediately notify Broker if there is a problem obtaining any required documents/disclosures so proper action may be taken prior to COE.



<p>ONLY IF TC OPT OUT:</p> <p>For allowing a transaction to close escrow without obtaining all required documents/disclosures specified on applicable transaction checklist, Transaction Information Package (“TIP”), and/or Broker’s Transaction Procedures Manuals.</p>	<p>\$2500 AND, at Broker’s discretion, a hold on the entire commission amount due to Associate-Licensee until such time the transaction file is fully complete, AND possible disciplinary action/termination.</p> <p><i>This significantly increases our liability!</i></p>	<p>This fee only applies to associates who have opted out of Broker’s transaction coordinator requirement, and are conducting their own transaction coordinating. Associate must submit transaction for review at least 3 business days prior to COE (even if file is not yet complete), and must immediately notify Broker if there is a problem obtaining any required documents/disclosures so proper action may be taken prior to COE.</p>
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All Broker Fees outlined in this Addendum are assigned at the time of signing Independent Contractor Agreement, and may be changed by United Realty Group, at any time, at the sole discretion of United Realty Group. The Broker Fees (“Addendum 1- Commission Schedule”) posted online on Broker’s website, www.FullCommission.org, at any time shall represent United Realty Group’s current rates.

I have read, understand, and agree to the terms set forth in this Addendum.

Name: _____ Date: _____

Signature: _____