

INTELLIGENT REFERRALS LLC

BROKERAGE PARTNER REFERRAL AGREEMENT

This agreement establishes a referral arrangement between Intelligent Referrals LLC a subsidiary of Viva Green LLC DBA Realty Sage/ RS Pros and _____ (“Servicing Broker”), including any agents operating under the Servicing Broker. We hope to have a long and mutually beneficial relationship.

SERVICING BROKER

If auto- populated information is incorrect, please add correct information. **Leads are not transferrable.**

Broker’s Name:

Brokerage:

or [] _____

Office Address:

Office Phone Number:

or [] _____

Broker’s Email Address:

or [] _____

ORIGINATING BROKER

Brokerage: Intelligent Referrals LLC

Address: 1050 River Drive, Darien, GA 31305

Originating Broker’s Name: Alicia Brown

License Number 0226031624

Phone Number: 571-445-4737

Email Address: intelligentreferrals@gmail.com

REFERRAL TERMS

Referral of customer Leads to Servicing Agents. IR will disclose to Servicing Agents, on a non-exclusive basis, by e-mail the identity(ies) of Leads of real property (the “Referral”). Leads are not transferrable.

The Servicing Brokerage agrees to pay Originating Brokerage a Referral Fee of **20% of all gross** listing and buyer representation commission(s) paid to Servicing Agent’s brokerage that are related to IR’s referral of Lead(s) to Servicing Agent for the duration of the agreement. Lessor, and/or lessee commissions are excluded.

For a period of **two (2) years** after IR’s initial disclosure of The Lead(s) to Servicing Agent, Servicing Agent will not, except in strict conformance with this Master Referral Agreement, directly and/or indirectly, refer, list, sell, substitute, and/or take any act or omission to eliminate or reduce IR’s consideration or other involvement regarding The Lead(s) referred by IR to Servicing Agent.

This Master Brokerage Partner Referral Agreement will begin on the date of the fully signed agreement and will automatically renew annually unless either party cancels the agreement with written notice.

Payment terms & instructions. Said Referral Fee(s) shall be due and checks payable (not set up for wire transfer at this time) to **Intelligent Referrals LLC, 1050 River Drive, Darien, GA 31305** within **10 calendar days of the closing** and funding of each real property transaction, along with the 1. Closing Statement or Final Settlement Statement, 2. a copy of this agreement and 3. A copy of the check to intelligentreferrals@gmail.com Tax ID **84-3686015**. Servicing Broker and Servicing Agent shall also make any further disclosures of IR, co-brokerage and/or other information as may be required by law.

ADDITIONAL TERMS

Listing Photos. Servicing Broker and its Agents authorizes IR to use Agent's online listing photos of referred properties for promotional use.

Independent Contractor. The Servicing Agents shall be independent contractors. This Agreement shall not create any partnership or other relationship rendering IR or Servicing Agent liable for the other's acts, omissions or debts.

Enforceability. If any provision herein shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other provision, which shall remain in full force and effect. This Agreement shall be construed in accordance with the laws of the State of Virginia and is to be performed in whole or in part in Arlington, VA.

Termination. Either party may terminate this Agreement upon written notice to the other via e-mail or mail. However, this Agreement shall remain in effect for a) all Customer Leads whose identities were disclosed prior to termination of this Agreement and b) the purposes of mediating and arbitrating disputes.

Agreement to Mediate/Arbitrate. Both parties agree to submit all disputes arising under or related to this Agreement to mediation within ten days of notice of such dispute. Both parties agree that, following mediation, all unresolved issues shall be resolved by binding arbitration. Absent an agreement to use other rules, the arbitration will be controlled by the American Arbitration Association's Commercial Arbitration Rules. All mediations and arbitrations shall occur in Arlington County, VA or otherwise agreed to.

LEAD STATUS UPDATES

The Servicing Broker and Servicing Agent will **notify IR of any material change in Referral status no later than seven (7) calendar days** after a) IR's initial Lead Referral to Servicing Agent and b) each material change in Referral status thereafter, including initial contact with The Lead, The Lead's representation status changes, purchase/lease contract status changes, etc.

Servicing Agent shall make such notifications and upload documents to the Servicing Agent's Profile on www.realtysage.com or by e-mail to intelligentreferrals@gmail.com

REQUIRED DOCUMENTS

- Originating Brokerage real estate license and Company W9 furnished to Servicing Brokerage.
- Closing Statement/Final Settlement Statement furnished with payment to Intelligent Referrals LLC

SIGNATURES

Originating Broker:

Date:

Managing Servicing Broker: _____

Date: