



3030 Powers Ave., Suite 101-2
Jacksonville, Florida 32207
904-733-4911
904-733-4397 FAX

Network Business Agreement

This agreement is made between First Coast Realty Associates and _____
_____ (agent), a licensed real estate agent with _____
(Brokerage Company), in the state of _____, on _____ (date).
By signing this agreement the agent acknowledges that he/she has permission from and
is acting as an agent on behalf of his/her Broker to enter into this agreement with First
Coast Realty Associates.

Agent agrees:

- He/she will not charge homeowner any money (out of pocket) and understands whatever amount bank agrees to pay is their only compensation.
- He/she will not refer to a 3rd party mitigation company or processing company. All work with seller's lenders must be done by the agent's stated brokerage company.
- He/she will not have any direct or indirect interest in purchasing the property.
- He/she will not accept an option contract, participate in a short sale flip, or encourage a home owner to sign a quit claim deed or power of attorney.
- To notify First Coast Realty Associates within three (3) business days of any closed transactions. **If agent fails to do so**, agent understands and agrees to pay First Coast Realty Associates 50% of any commission paid to his/her Brokerage Company on the transaction.
- To notify First Coast Realty Associates within 24-hours if any referred clients can not be contacted within 24-hours.
- A referral commission is due to First Coast Realty Associates for ANY transaction involving referred prospect for a period of eighteen (18) months after the date it is referred.
- All provided materials and website content is property of First Coast Realty Associates and the Short Sale Specialist Network. It can not be duplicated or reused in any way without express written consent.
- Agent must have the ability to receive text messages on their mobile phone.
- He/she will personally handle all referrals and never refer any clients to another real estate agent or broker without our consent.
- If you are a Broker, or a Team Leader (If you are neither, you may skip this bullet), please understand that whoever signs the Network Business Agreement will be our designated Short Sale Specialist and primary contact. If any other agent on their team is to service a referred prospect, they are to do so only on the behalf of the designated member of our network. Also in this instance, if this agent corresponds with us directly (i.e. provide updates, etc.) on behalf of the designated member of our network, they must reference them in the correspondence.
- Agents in our network are graded based on consistency, accountability, experience, and production and will receive referrals accordingly. We believe in giving all preferred partner agents in our network a chance. If you join, you will receive at least one referral from us, as available in your market area, during your membership. Various areas of the country produce various amounts of referrals. All referrals are 100% pre-screened.

- Agent and their respective brokerage company agree to hold harmless First Coast Realty Associates, the Short Sale Specialist Network, and any of its employees for the actions or inactions of any referred buyers or sellers. Agent also understands that short sales can involve legal and tax ramifications, and will suggest appropriate licensed parties to any referred buyers and sellers as needed.
- First Coast Realty Associates, the Short Sale Specialist Network and its employees, reserve the right to refuse or revoke membership without prejudice to any agent for any reason at any time, including but not limited to: violation of the terms of service at www.theshortsaleguide.com, acting in any manner contrary to terms agreed to in this agreement, or misuse of copyrighted content of First Coast Realty Associates or the Short Sale Specialist Network.
- Agent must notify us immediately of any change in brokerage and provide us with a new Network Business Agreement to receive future referrals.
- Agent agrees to send the referral check and HUD-1 immediately after closing.

Send referrals checks to:

First Coast Realty Associates
3030 Powers Ave Suite 101-2
Jacksonville, FL 32207

First Coast Realty Associates and its agents will send the pre-screened home buyers and sellers to the agent for the fee agreed upon in a separate agreement. All referrals will be sent via individual Florida Association of Realtors Referral Agreements and agent agrees to promptly sign and return these agreements to First Coast Realty Associates.

Agent

Date

Areas/Cities you cover: _____

(You/Your broker must be a member of the MLS for the areas you provide.)

Office #: _____ Cell #: _____

Fax #: _____ Agent R.E. License #: _____

Email: _____

Broker's Name: _____