

3030 Powers Ave., Suite 101-2
Jacksonville, Florida 32207
877-737-4903
904-733-4397 FAX

Network Business Agreement

This agreement is made between First Coast Realty Associates (Short Sale Specialist Network), a Florida Real Estate brokerage company, and _____ (Agent), a licensed Real Estate agent with _____ (Agent's 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 Brokerage Company to enter into this agreement with First Coast Realty Associates.

Agent (He/She) agrees to the following:

- 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. The Agent, the Agent's assistant/employee, or an employee of the Agent's stated brokerage company must do all work with seller's lenders.
- 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 homeowner to sign a quitclaim deed or power of attorney.
- He/She will 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.
- He/She will notify First Coast Realty Associates within 24-hours if any referred prospect cannot 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 website content and provided materials (i.e., logos, etc) are the property of First Coast Realty Associates. He/She may not modify, publish, transmit, participate in the transfer or sale, create derivative works, or in any way exploit, any of the content, in whole or in part, without the expressed permission of First Coast Realty Associates.
- He/she will personally handle all referrals and never refer any clients to another real estate agent or broker without prior consent from First Coast Realty Associates.
- If he/she is a Broker, or a Team Leader, it is understood that the Agent agreeing to the terms of this agreement will be our designated Short Sale Specialist Network member and primary contact. If any other agent on the designated Agent's team is to service a referred prospect, they are to do so only on the behalf of the designated member of our network; 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 become a Preferred Partner member in our network, 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.
- He/She understands that the 90-Day Guarantee does not commence until we have received a signed copy of the Network Business Agreement. He/She also understands that the 90-Day Guarantee does not apply if he/she signs up in any of the "Closed Areas." (A yellow-highlighted hyperlink to view the list of the Closed Areas is located above the Preferred Partner signup form on the following Web page:
<http://members.theshortsaleguide.com/purchase.asp?productcode=PP>)
- He/She and his/her brokerage company agree to hold harmless First Coast Realty Associates and its employees for the actions, or inaction of any referred buyers and/or sellers.

