

INDEPENDENT CONTRACT COMISION AGREEMENT

Century 21- REALTY SOLUTION, Inc. (broker) and _____ (contractor), who will do business as _____ Salesperson
_____ Broker associate, hereby agree as follows:

1. **Employment:** Contractor agrees to work for Broker as an Independent Contractor, and not as an employee. All costs and obligations incurred by Contractor in conducting his shall be paid solely by Contractor
2. **Commission:** is defined as fees or real estate commissions less 8% Century 21 marketing fee or third party referral fees. As commission is due to Broker through the efforts of Contractor, Broker, upon receiving of complete required documents, will promptly pay contractor 100% of such commission via commission disbursement authorization (CDA).
3. **Required Documents:** Before Broker release C.D.A to escrow agent, Contractor must provide Broker with copies of all executed sale contracts with related addenda and listing agreements with related addenda. Contractor failure to do so will be ground for Broker withholding all commission due contractor.
4. **Annual Enrollment Fees:** Contractor agrees to pay Broker an annual enrollment fee of \$299.00 due in advance on the first day of each anniversary.
5. **E & O Insurance:** Contractor will pay Broker \$49.00 per residential and \$150.00 transaction at the time of closing. E & O insurance carrier shall be chosen at Broker discretion. Contractor is also responsible for paying the deductible amount (currently \$ 1,500.00) for each E & O claim upon request.
6. **Transaction Fee.** Broker agrees to WAIVE any transaction fee during the first 6 months of sponsorship starting from license transfer date. Thereafter Broker will charge Contractor \$300.00 per closed residential sale transaction and \$1000.00 per closed commercial sale transaction.
7. **Taxes & Insurance:** Contractor understands and agrees that he/she is an Independent contractor. Therefore no Workman insurance and tax of any kind will be provided by Broker
8. **Membership of Local Real Estate Association:** Contractor is required to be an active member at all times with local association of Realtors and MLS. Broker will automatically deduct any past due invoice from local association, holding Broker financially liable for such invoices.
9. **Termination of Sponsorship:** Broker may terminate the Contractor sponsorship whenever Broker determines that Contractor become high risk to Broker operation without advance notice.
10. **Duration:** Contractor or Broker may terminate this contract with 30 days advance notice.
11. **Outstanding Debts:** Upon termination either by Contractor or Broker, Contractor agrees to pay in full all outstanding debts to Broker and hereby authorize sponsoring broker in effect to pay the debt out of Contractor commission. If Broker incur collection fee to collect the debt Contractor agree to pay a collection fee equal to 35% of the debt.

Independent Contractor
Print Name: _____
Date: _____

CENTURY 21 REALTY SOLUTION, INC.
by Leonard Braun, Pres
Date: _____

