

INTELLIGENT REFERRALS LLC

MASTER REFERRAL AGREEMENT

Intelligent Referrals LLC (IR) is a Virginia company, subsidiary of Viva Green LLC DBA Realty Sage. Intelligent Referrals LLC (IR) and the undersigned ("Servicing Agent" and "Servicing Broker") agree that in consideration of the referral of sellers, buyers, lessors, and/or lessees of real property ("Leads") by IR, the Servicing Broker and Servicing Agent will pay IR the referral fee set forth below and will be responsible to perform all other duties and obligations in acting as said Lead's Agent.

ORIGINATING BROKER

Brokerage: Intelligent Referrals LLC
Originating Broker's Name: Alicia Brown
Phone Number: 571-445-4737

Address: 835 21st St S, Arlington, VA 22202
License Number 0226031624
Email Address: intelligentreferrals@gmail.com

SERVICING AGENT & BROKER

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

Brokerage: _____ or [] _____

Brokerage Office Address: _____

Broker's Name: _____ or [] _____

Broker's Email Address: _____

Agent's Name: _____

Agent's Phone Number: _____ or [] _____

Agent's Email Address: _____ or [] _____

REFERRAL TERMS

Referral of Leads to Servicing Agent. IR will disclose to Servicing Agent, on a non-exclusive basis, by e-mail the identity(ies) of Leads of real property (the "Referral").

The Servicing Brokerage agrees to pay Originating Brokerage a Referral Fee of **35% 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.

Said Referral Fee(s) shall be due and payable to **Intelligent Referrals LLC, 835 21st St S, Arlington, VA 22202** within **10 calendar days of the closing** and funding of each real property transaction, along with the Closing Statement or Final Settlement Statement as supporting documentation. 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.

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 Referral Agreement will Begin on _____ and will automatically renew annually

LEAD STATUS UPDATES

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

ADDITIONAL TERMS

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

Independent Contractor. The Servicing Agent shall be an independent contractor. This Master Referral 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 Master Referral 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 County, VA.

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

Agreement to Mediate/Arbitrate. IR and Servicing Agent agree to submit all disputes arising under or related to this Master Referral Agreement to mediation within ten days of notice of such dispute. IR and Agent 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.

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

SIGN AND RETURN

Originating Managing Broker: _____

Date: _____

Servicing Agent: _____

Date: _____

Servicing Managing Broker: _____

Date: _____

* **Upload your signed agreement** to your agent profile www.realtysage.com, section “Customer Leads and Brokerage Referrals” Or, email it to intelligentreferrals@gmail.com

PAYMENT INSTRUCTIONS

(NOT set up for wire transfers at the present time.)

1. Make all checks payable to: Intelligent Referrals LLC | Tax ID 84-3686015.
2. Mail to: Intelligent Referrals LLC , 835 21st St S Arlington, VA 22202
3. Include a copy of this agreement with payment.
4. Email copy of check to intelligentreferrals@gmail.com

Intelligent Referrals W-9 Form is attached to this email

Intelligent Referrals LLC, a subsidiary of Viva Green LLC dba Realty Sage
A licensed real estate broker
License Number 0226031624
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<http://www.realtysagepros.com>
intelligentreferrals@gmail.com