

# The Golden Key Realty

**INDEPENDENT CONTRACTOR AGREEMENT**  
(Between Broker and Associate-Licensee)

## Commission Schedule

### ADDENDUM No. 1

**Broker's Fees per closed transactions**  
(Limited E/O insurance included in all plans)

Transactions	Plan 1	Plan 2	Plan 3
Sales price \$800,000 or less	\$95/month plus \$195 per closed transaction.	\$45 /month plus \$455 per closed transaction.	NO monthly fees. \$595 per closed transaction.
Sales price Over \$800,000	\$95/month + \$195/transaction + \$1 for every \$1,000 price increment over \$800,000	\$45/month + \$455/transaction + \$1 for every \$1,000 price increment over \$800,000	NO monthly fees. \$595/transaction + \$1 for every \$1,000 price increment over \$800,000
Dual transactions (representing buyer and seller)	The sum of the corresponding fees for each transaction side.	The sum of the corresponding fees for each transaction side.	The sum of the corresponding fees for each transaction side.

Plan chosen by Associate-Licensee: **Plan 1**

**Plan 2**

**Plan 3**

**Associate-Licensee's Name (Print)**

**Signature**

**Date**

\_\_\_\_\_

# The Golden Key Realty

**INDEPENDENT CONTRACTOR AGREEMENT**  
(Between Broker and Associate-Licensee)

## Commission Schedule

### ADDENDUM No. 2

### Errors and Omissions Fees.

Transactions	Plan 1	Plan 2	Plan 3
Sales price \$400,000 or less Single side	included	included	included
Sales price Over \$400,000 Single side	\$1 for every \$5,000 price increment or partial increment over \$400,000	\$1 for every \$5,000 price increment or partial increment over \$400,000	\$1.25 for every \$5,000 price increment or partial increment over \$400,000
Dual transaction (representing both clients: buyer and seller).	\$125 if sales price is \$400,000 or less. \$125 plus \$2 for every \$5,000 price increment or partial increment over \$400,000	\$125 if sales price is \$400,000 or less. \$125 plus \$2 for every \$5,000 price increment or partial increment over \$400,000	\$195 if sales price is \$400,000 or less. \$195 plus \$2 for every \$5,000 price increment or partial increment over \$400,000
Buying or selling Associate-Licensee residential owned property.	\$199/transaction plus \$1 for every \$5,000 price increment or partial increment over \$400,000	\$199/transaction plus \$1 for every \$5,000 price increment or partial increment over \$400,000	\$295/transaction plus \$1 for every \$5,000 price increment or partial increment over \$400,000

Associate-Licensee's initial: \_\_\_\_\_

Date: \_\_\_\_\_

# The Golden Key Realty

**INDEPENDENT CONTRACTOR AGREEMENT**  
(Between Broker and Associate-Licensee)

## Commission Schedule

### ADDENDUM No. 3

### Referrals, Rental/Leases and BPO's

<b>Transactions</b>	<b>Broker's Fees. All Plans</b>
Associate-Licensee refers a client to an outside broker and The Golden Key Realty receives the agreed commission.	10% Maximum to Broker: \$395
Associate-Licensee refers a client to another agent within The Golden Key Realty for a referral fee.	\$0 Associate-Licensee receives full referral.
Associate-Licensee rents/leases properties to clients.	10%
Associate-Licensee performs BPO's services for \$400 or less per month.	\$0
Associate-Licensee performs BPO's services for more than \$400 per month.	10%

Associate-Licensee's initial: \_\_\_\_\_

Date: \_\_\_\_\_

# The Golden Key Realty

**INDEPENDENT CONTRACTOR AGREEMENT**  
(Between Broker and Associate-Licensee)

## Commission Schedule

### ADDENDUM No. 4

### Other Fees/charges/Fines

<b>Description</b>	<b>Fee/charge. All Plans</b>
Optional transaction coordinator service.	\$475 one side transaction. \$750 both sides.
Associate-Licensee requests Broker to list a property in the MLS because he/she does not have access to MLS.	Upfront Fee \$175
Broker reviews each transaction file up to two times at no charge to the Associate-Licensee. Third and each additional review have a fee charge.	\$150
Time spent on solving Associate-Licensee's issues or additional work needed on files.	\$95 per hour
Associate-Licensee fails to report to Broker his/her real estate activities within 48 hours after the activity occurrence, including but not limiting to email or faxing copies of documents or making changes of any kind related with a transaction.	\$95 plus \$25/day

Associate-Licensee's initial: \_\_\_\_\_

Date: \_\_\_\_\_

# The Golden Key Realty

**INDEPENDENT CONTRACTOR AGREEMENT**  
(Between Broker and Associate-Licensee)

## Commission Schedule

### ADDENDUM No. 4 (contd.)

### Other Fees/Charges/Fines

Description	Fee/charge. All Plans
Associate-Licensee instructs Escrow about how to distribute commissions ignoring that all documents regarding commission distribution are of exclusive competence of Broker.	\$750
Associate-Licensee cashes/deposits the full commission check received from escrow without Broker's knowledge and authorization.	\$1,000

The Golden Key Realty has no membership fees, sign-up fees, desk fees, franchise fees, or hidden fees. We offer three plans for the Associate-Licensee to choose from. **Limited** errors and omissions insurance is included in all offered plans.

Fees and charges may be changed by Broker with 90 days advance notification to Associate-Licensee.

Associate-Licensee's initial: \_\_\_\_\_

Date: \_\_\_\_\_