



SELLER REFERRAL AGREEMENT BETWEEN AGENT / BROKERAGE AND INSTRUCTIONS TO BROKERAGE BOOKKEEPER FOR COMMISSION DISBURSEMENT

Referral Period Begins _____ and Ends _____
 (Referral Period begins on signature date, email out date, or fax confirmation date and/or ends in 365 days if left blank)

	Referring	Accepting
Agent Name		
Agent Phone		
Agent Fax or Email		
Company Name	Realtam Real Estate Center	
Address	296 W Sunset Ave, Suite 14	
City/State/Zip	Coeur d'Alene, ID 83815	
Broker Name	Steve Ayles	
Office Manager	Dan Tesulov	

*Client / Prospect: _____ Phone/Email: _____

Address: _____

Estimated Approximate Market Value: Price Range: _____

Client Minimum Needs: Beds _____ Baths _____ Square Feet _____ Lot size _____

TERMS AND INSTRUCTIONS TO BOOKKEEPER: If Client/Prospect enters into a Listing Agreement with Accepting Agent and subsequent Purchase and Sale Agreement and Escrow is opened using the services of the accepting agent within the referral period, and the sale is successfully completed within 90 days of the end of the referral period, the following fee(s) shall be paid to the Referring agent/brokerage from the Listing Side commission after the Listing Agent Brokerage Fee is taken from same commission as follows:

- \$ For properties with a sales price of \$150,000 or greater **and** a base Listing side commission rate of 3% or greater, a referral fee in the amount of _____ % of the base Listing side commission.
- \$ For properties with a sales price of \$149,999 or less; **and/or** a base Listing side commission rate of 2.99% or less; **and/or** a short sale, then a referral fee in the amount of _____ % of the base Listing side commission or \$ _____ whichever is less.

Selling bonuses shall not be included as part of the base Listing Side commission. The title company shall be instructed to issue the referral fee directly to the referring agency brokerage at the time of settlement. In compliance with state laws, referring agent and brokerage must be in good standing through entire referral period to receive the referral fee.

OTHER TERMS: Accepting agent shall retain entire selling side commission, and any selling side bonuses in the event that Listing Agent procures the buyer for same listing.

*** Accepting Agent/Brokerage Contacting Client/Prospect constitutes acceptance of the terms as written. Only one agent may refer any one client to accepting agent. In the event that multiple agents refer the same client to the same agent, only one referral fee shall be paid based on the earliest received.**

Accepted by Referring Agent _____

Acknowledged by Referring Broker or Bookkeeper _____

Date _____

Accepted by Accepting Agent _____

Acknowledged by Accepting Broker or Bookkeeper _____

Date _____