



BRYAN ORANGE GROUP INDEPENDENT CONTRACTORS AGREEMENT

1. I HAVE PAID ALL OF MY OWN MEMBERSHIP DUES AND LICENSE FEES.
2. I AM RESPONSIBLE FOR MY OWN AUTOMOBILE AND TRANSPORTATION EXPENSES INCLUDING INSURANCE WITHOUT ANY REIMBURSEMENT FROM THE BROKER.
3. I HAVE PAID ALL ENTERTAINMENT EXPENSES OR OTHER EXPENSES INCIDENTAL IN OBTAINING OR SELLING CLIENTS WITHOUT RECEIVING ANY REIMBURSEMENT.
4. I HAVE NOT BEEN REQUIRED BY THE BROKER TO MAINTAIN ANY SPECIFIC SCHEDULE OR ATTEND ANY MANDATORY SALES MEETINGS, NOR AM I REQUIRED TO FOLLOW SPECIAL PROCEDURES. EXCEPT THOSE THAT ARE NECESSARY TO BE IN COMPLIANCE WITH REAL ESTATE LAW AND THE FAR AND REALTORS ASSOCIATION CODE OF ETHICS.
5. I MAY WORK AS I SEE FIT OR NOT WORK IF I CHOOSE. I AM NOT OBLIGATED TO HAVE SET OFFICE OR WORKING HOURS.
6. I MAY SCHEDULE VACATIONS AS I PLEASE AND BE OFF WORK AS I SEE FIT.
7. I HAVE NOT BEEN REQUIRED TO MEET SALES QUOTAS.
8. I RECEIVE NO MINIMUM SALARY, SICK PAY OR OTHER FRINGE BENEFITS.
9. I DO NOT RECEIVE INSTRUCTIONS FROM THE BROKER AS TO WHICH CUSTOMER OR PROPERTY I AM TO SELL.
10. I PAY MY OWN INCOME AND FICA TAXES.
11. I AM NOT REQUIRED TO FILE REPORTS WITH THE BROKER CONCERNING MY BUSINESS CONDUCT OR STATUS OF SALE.
12. MY ASSOCIATION WITH THE BROKER MAY BE TERMINATED BY EITHER PARTY AT ANY TIME UPON AGREED NOTICE GIVEN TO THE OTHER BUT THE RIGHT OF THE OTHER PARTY TO ANY FEES WHICH ACCRUED PRIOR TO SAID NOTICE SHALL NOT BE DIVESTED BY THE TERMINATION OF THIS AGREEMENT.
13. I WILL NOT HAVE A DESK OR OFFICE AND WILL MAKE APPOINTMENTS TO USE OFFICE/CONFERENCE ROOM.
14. I WILL RECEIVE AN 91% COMMISSION SPLIT PLAN AND PAY \$0, PER MONTH. (THE BROKER WILL GET \$15% OF THE COMMISSION.

AGENT PRINT

DATE

AGENT PRINT

DATE

OFFICE POLICY

BRYAN ORANGE GROUP LLC.

LISTINGS: GOING ON A LISTING?: BRING 2 COMPLETE LISTING PACKAGES, SIGN YOUR NAME AS THE BROKER, HAVE THE SELLERS SIGN AND DATE YOUR COPY TO INDICATE THEY RECEIVED A COPY WITHIN 24 HOURS. LEAVE THE SELLERS A COPY BEFORE ENTRY TO THE MLS, FAX OR EMAIL THE LISTING TO THE BROKER AT 1-855-212-7368 OR KHALIDSOLDIT@GMAIL.COM. TRANSACTION FORM (AKA) T.F AS THE FIRST PAGE INCLUDES THE SELLERS CONTACT PHONE NUMBERS ON THE LAST PAGE.

Please do not change the status of any listings, except pending or sold, without the brokers permission.

SALES: PLACE ESCROW WITH THE COMPANY YOU ARE CLOSING WITH. HAVE THE ESCROW CHECK IN YOUR POSSESSION BEFORE YOU SUBMIT THE CONTRACT. CONDUCT A WALK THROUGH INSPECTION 1 HOUR PRIOR TO CLOSING PREFERABLY AND HAVE THE BUYERS SIGN THE FORM. IF A BUYER REFUSES INSPECTIONS, HAVE THEM SIGN THE CONTRACT STATING "I HAVE BEEN STRONGLY ADVISED BY BRYAN ORANGE GROUP LLC. TO HAVE A HOME INSPECTION, BUT I CHOOSE NOT TO DO SO."

I DO NOT MAINTAIN AN ESCROW ACCOUNT. NEVER MAKE ESCROW CHECKS TO BRYAN ORANGE GROUP LLC. MAKE THE ESCROW CHECK TO THE CLOSING AGENCY. IF THE ESCROW IS NOT RECEIVED ON THE DUE DATE, NOTIFY ME ASAP. IF YOU ARE THE SELLING AGENT SEND THE ESCROW LETTER TO BRYAN ORANGE GROUP LLC WITHIN 10 DAYS AFTER THE DUE DATE.

BRYAN ORANGE GROUP LLC OFFICE LOCATIONS

1975 E SUNRISE BLVD #614 FORT LAUDERDALE FLORIDA 33304 (SEND MAIL HERE)

28 W FLAGLER STE #705 MIAMI, FLORIDA 33130

COMMISSION SPLITS

WE OFFER AN 85% COMMISSION SPLIT TO THE AGENTS/BROKERS WITH THE WITH \$0 FEES PER MONTH, WE RECEIVE 15% OF THE COMMISSION. AGENTS/BROKERS MUST PAY \$40 A MONTH FOR E&O INSURANCE. \$0 OFFICE FEES.

DEPARTURE FROM THE COMPANY: LISTINGS: WILL BE RELEASED TO YOUR NEW BROKER, UPON RECEIPT OF A CHANGE OF STATUS MUST BE SIGNED BY THE SELLER AND ALL BILLS MUST BE PAID AND FORMS RECEIVED.

INSPECTIONS: YOU SHOULD GIVE THE BUYER A LIST OF 3 GOOD INSPECTORS AND LET THEM SET THE APPOINTMENT. IF YOU CHOOSE THE INSPECTOR, YOU PROBABLY WILL BE BLAMED FOR ANY OVERSIGHT OR FUTURE PROBLEMS OF INSPECTED ITEMS. IF BUYERS REFUSE INSPECTIONS, ADD THE CLAUSE, "YOUR SALESPERSON AND BRYAN ORANGE GROUP LLC. STRONGLY ADVISE YOU TO HAVE A HOME INSPECTION, IF YOU NOT, PLEASE INITIAL THE AFOREMENTIONS CLAUSE ON THE CONTRACT."

WHEN THE SELLER IS ASKED TO GIVE MONEY TO THE BUYER, ADD IF PERMITTED BY THE LENDER, OTHER WISE, IF THAT CONDITION CANNOT BE MET, IT'S (FRAUD).

(2) NEW STRICT ESCROW LAWS. LISTING AGENTS MUST BE RECEIVE AN ESCROW LETTER FROM THE SELLING AGENT, CONFIRMING ESCROW HAS BEEN PLACED WITHIN 10 BUSINESS DAYS. IF YOU DON'T, PLEASE NOTIFY ME ASAP.

ALL LISTINGS MUST HAVE SIGNS UNLESS REFUSED BY SELLER. YOU MAY CHOOSE TO YOU'RE YOUR OWN SIGNS OR WE WILL PLACE ONE FOR YOU FOR \$40. THIS INCLUDES REMOVAL OF SIGN AFTER EXPIRATION OF LISTING. FAX OR EMAIL US THE FORM FOR PLACEMENT AND REMOVAL 3 DAYS BEFORE CLOSING.

ORDER SIGN RIDERS ASAP AS OUR SIGNS DO NOT HAVE PHONE NUMBERS. YOUR SIGN CALLS GO TO THE PHONE NUMBER OF YOUR CHOICE. YOUR E-MAILS GO TO YOUR PRIVATE E-MAIL ADDRESS.

IF YOU RECEIVE ANYTHING OF VALUE FOR PARTICIPATING IN THE MORTGAGE, OR A CLOSING, IT MUST BE DISCLOSED ON THE TRANSACTION FORM AND AN ACCEPTABLE RESPA FORM WHICH MUST BE SIGNED BY THE BUYER AND FAXED TO BROKER ASSOCIATE AND CO-OWNER MALICO WATSON, (786) 606-7227.

HOLD HARMLESS AGREEMENT

I AGREE AND ACKNOWLEDGE, I WILL NOT SUE BRYAN ORANGE GROUP LLC. FOR ANY JOB RELATED INJURY. I AM AN INDEPENDENT CONTRACTOR AND I AM RESPONSIBLE FOR HAVING AT LEAST \$100,000 PER PERSON, \$300,000 PER ACCOUNT AND \$100,000 PER OCCURANCE AUTOMOBILE INSURANCE ON ANY VEHICLE USED FOR REAL ESTATE.

MARRIED ___ UNMARRIED ___ AGENTS NAME PRINTED

AGENT x _____ SPOUSE

x _____

ALWAYS GIVE BUYERS A COPY OF A; PROTECT YOUR FAMILY FROM LEAD PAINT IN YOUR HOME. (ONCE THEY HAVE A SIGNED CONTRACT) IN THE LANGUAGE THEY UNDERSTAND.

IF YOU AGREE TO GIVE A BUYER A PART OF YOUR COMMISSION AT CLOSING, ADD THE CLAUSE, ONLY IF PERMITTED BY THE LENDER, OTHERWISE THIS AGREEMENT IS VOID (MUST BE IN WRITING)

HAVE YOUR BUYERS AND SELLERS SIGN THE MOLD DISCLOSURE.

DO NOT CHANGE THE STATUS OF A LISTING WITHOUT BROKER'S PERMISSION

REPORT ANY MALFUNCTION OF OUR OFFICE MACHINES SO I CAN HAVE IT REPAIRED. ALL SIGNS HAVE OUR TELEPHONE NUMBERS.

THE COMPANY WEBSITE IS WWW.BRYANORANGE.COM