



CPS Southeast
Creative Property Solutions

Real Estate Agent Agreement

This agreement, entered in to between Creative Property Solutions of the Southeast, LLC (CPS herein) with a mail address of PO Box 2226, Kings Mountain NC 28086 and email of Link@linkervin.com and _____, (Agent) with an email address of _____

And a mail/physical address of _____ City _____
State _____ Zip _____ Phone # _____ Fax # _____
and email address of _____ on _____ (date).

This agreement details the compensation associated for submitting a successful house seller to CPS by said agent.

Definition of successful house seller- A successful seller means a seller submitted by the agent and CPS agreed to buy the house on a lease purchase agreement, owner finance or an Assign Back Option THEN marketed the property, placed a tenant buyer and collected down payment.

Once the down payment is collected and verified (bank or certified funds) the agent’s share of the ***initial down payment*** is considered earned and will be distributed via preferred acceptable method (check, PayPal etc.)

Additional trailing down payments to follow as earned on a schedule determined prior to Tenant Buyer signing. Down payments are almost exclusively 10% minimum of which said agent ***earns 20% of total down payment*** up to a maximum of \$15,000 and based on profit in the deal. For example, purchase price \$300,000, contracted price to tenant buyer \$340,000 with \$50,000 down the agent share would be 20% of \$40,000 (\$8,000) not the total down of \$50,000 (\$10,000.) Documentation will be available to substantiate reduction.

In the event a tenant buyer fails to progress through the plan at any point, the agents previously earned monies remain the agents earnings. There are NO CHARGEBACKS. ADDITIONALLY, when a new tenant buyer is placed said agent will AGAIN earn 20% of the initial down payment from the new tenant buyer and be on the schedule to earn on the trailing down payments as well.

If the same agent also refers the tenant buyer they will receive an additional 5% making a total of 25% of the down payment (subject to the same total maximum limits of \$15,000.)

Legal Disclaimer: All monies distributed will match the W9 on file associated with this agreement. If you do not have a W9 to complete visit <https://www.irs.gov/pub/irs-pdf/fw9.pdf>

CPS in no way offers any input on what should happen inside each real estate agency. Compensation splits, shares and adjustments are the responsibility of each agent/brokerage to determine. This agreement ***assumes the party listed above and signed below has the authority to act in their own best interest***. Further, CPS in no way encourages agents to act outside of typical brokerage policy. If our plan or compensation in any way deviates from you or your brokerage model do not participate. If you have any concerns regarding this position please consult with your broker/owner.

With their signature, agent agrees they understand the policies and pay plan outlined above.

_____ Signature

_____ Print Name

_____ Date

Counties (States) you represent: _____

Complete this form and a W9 and return via:

Fax 1(800)317-3563

Email: Lervin@CPSsoutheast.com

Mail: CPS Southeast, PO Box 2226, Kings Mountain, NC 28086