

# SMART-BUY REFERRAL AGREEMENT

*Allstar Brokers Network*

**Customer/Principle Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Referring Agent:** \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

In consideration for receipt of the referral of Customer/Principal from Referring Associate, Allstar Brokers Network agrees to pay Referring Associate as follows: \_\_\_\_\_% of the total net commission after company dollars has been collected (based upon the Principle's side of the transaction), payable upon recordation of deed or other evidence of transfer, if with \_\_\_\_\_ months form the broker approval date of this Agreement, Customer/Principle:

Buys \_\_\_\_\_

Sells \_\_\_\_\_

Leases \_\_\_\_\_

Other \_\_\_\_\_

**Recipient Agent:** \_\_\_\_\_ (Associate-Licensee)

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

In consideration for receipt of the Customer/Principle information from Allstar Brokers Network, Recipient Agent agrees to enter a co-op agreement (See attached) with the broker on transaction under Customer/Principal and being compensated as follows: \_\_\_\_\_% of the total net commission after company dollars has been collected (based upon the Principal's side of the transaction), payable upon recordation of deed or other evidence of transfer, if within \_\_\_\_\_ months from the date of this Agreement, Customer/Principal:

Buys \_\_\_\_\_

Sells \_\_\_\_\_

Leases \_\_\_\_\_

Other \_\_\_\_\_

Associate Licensee:

Allstar Brokers Network:

X \_\_\_\_\_

X \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

California real estate law prohibits (a) a broker from paying compensation for licensed activity to anyone other than (i) a broker, (ii) a salesperson who is licensed under the compensating broker or (iii) a broker of another State and (b) a salesperson from paying compensation to another licensee for licensed activity, except through the employing broker. Federal law prohibits giving or accepting a fee or other thing of value for a referral involving a federally related mortgage loan (most residential one to four property transactions) unless pursuant to a cooperative broker arrangement.