



This Turnkey Property Pro (“TKPP”) Referral Network Agreement (“Agreement”) between TKPP and the undersigned (“Agent”) is based on the following:

RECITALS:

Agent is a licensed real estate professional.

TKPP is a developer of residential rental real estate investment properties (“Real Property”).

Agent desires to introduce to TKPP certain individuals and entities (“Prospective Purchaser(s)”) that may be interested in purchasing Real Property presented to them by TKPP.

TKPP desires to introduce to Agent and Prospective Purchasers, on a non-exclusive basis, the opportunity to purchase Real Property presented by TKPP.

REFERRING PROSPECTIVE PURCHASERS TO TKPP:

Upon completion and acceptance by TKPP of Agent to the TKPP Referral Agent Network (“TKPP RefNet”), Agent shall receive full access to available opportunities that they may present to Prospective Purchasers. TKPP shall provide advance notice where and when possible of new selling opportunities in advance of the general public. ALL Prospective Purchasers introduced by Agent shall be protected for the respective Agent for the life of that Prospective Purchaser’s buying activity for a minimum TWO YEARS from their last activity and/or interaction with TKPP.

REFERRAL FEES:

TKPP agrees to pay Agent a referral fee (“Referral Fee”) for Real Property after Prospective Purchaser’s successful close of escrow (“Close” or “Closing”) with the following exceptions and/or conditions:

Conditions:

- Referral Fees will only be paid for Prospective Purchaser(s) who are first introduced to TKPP and not already in TKPP’s existing database.
- The payment of the Referral Fee must occur within 24 months of the introduction of the Prospective Purchaser and/or their most recent activity or interaction with TKPP.

- The payment of the Referral Fee requires that the Agent has entered into a fully executed Agreement with TKPP prior to any respective Closing.
- Agent may be required to complete and submit an IRS Form W-9 and/or other paperwork in order to process the payment of the Referral Fee.

Exceptions:

- Referral Fee will NOT be paid for *existing* customers of TKPP who were previously registered with TKPP and not first introduced to TKPP by Agent.
- Referral Fees may ONLY be paid to real estate professionals who have fully joined the TKPP Referral Agent Network.
- Agents when buying for their own accounts may elect to take their Referral Fee on their own purchases in the form of a discount on the gross purchase price.
- Referral Fees shall NOT be paid if the Agent has engaged in any type of fraudulent, illegal or unethical activity to procure or introduce Prospective Purchasers to TKPP such as (but not limited to) spamming (as defined by the CAN-SPAM Act), cookie-stuffing, click fraud, making false, misleading or exaggerated statements, claims or representations about TKPP, etc.

The Referral Fee amount may change from time to time but shall always be disclosed either on request by Agent of TKPP and/or TKPP's Referral Center to which Agent shall always have access.

TKPP reserves the right to modify the Referral Fee amounts at any time without notice to Agent. Any such modifications as stated above will be available for Agent's review in the TKPP Referral Center.

Referral Fees are eligible to be paid for Real Property Closings only, and are not for any other products or services.

TKPP's RIGHT TO INTERACT WITH PROSPECTIVE PURCHASERS

Unless otherwise agreed in writing between Agent and TKPP, by introducing Prospective Purchasers to TKPP, Agent agrees that TKPP may interact directly with, and market directly to all Prospective Purchasers introduced to TKPP by Agent.

TAXES ETC.

Agent and TKPP acknowledge and agree that nothing contained in this Agreement is intended to constitute TKPP as employer or the Agent as an employee of TKPP, or the parties as joint venture partners or partners, it being their intention that that the Agent is an independent contractor with respect to TKPP. The Agent is responsible for the payment of all taxes of any kind or nature imposed with respect to or in connection with

the compensation payable to the Agent pursuant to this Agreement, including without limitation income, withholding, employment, FICA-HI, payroll, self-employment, State or local taxes (collectively "Taxes"). Agent hereby indemnifies TKPP and any officers, directors and affiliates thereof with respect to any Taxes described in the previous sentence, related interest and penalties, and any costs of defense (including without limitation, attorney's and accountant's fees) related thereto.

TERMINATION:

Either party immediately with or without cause may terminate this Agreement by giving the other party written notice of termination. Termination will be effective immediately upon receipt of written notice by either party. Upon the termination of this Agreement for any reason, Agent will immediately cease use of and remove from Agent's website (and all other places), all links or references to TKPP, the TKPP website, TKPP buying opportunities, and any other content or promotional materials which may have been provided to Agent by TKPP.

GOVERNING LAW:

This Agreement is governed by the laws of the Commonwealth of Pennsylvania, and the jurisdiction for any dispute is Philadelphia, Philadelphia County, Pennsylvania.

COUNTERPARTS:

This Agreement may be executed in any number of counterparts, each of which is deemed an original, but all of which when taken together constitute one and the same instrument. An electronic signature, facsimile or scan received via electronic mail of a signature is deemed an original signature.

Agent acknowledges, represents and warrants that Agent has entered into this Agreement voluntarily and that Agent has carefully read and understands the provisions of this Agreement. Agent understands that Agent has the right to seek independent counsel and advice at Agent's own expense.

_____ Electronic Signature (Agent) Agent Name:	_____ Date Signed Company:
_____ TKPP Authorized Signature TKPP Name:	_____ Date Signed