ESTEEM TEAM PROPERTIES

California: #01773493 Michigan: #6502343933 Oklahoma: #061002

Schedule A
DUTIES, TERM AND COMMISSION SCHEDULE

REAL ESTATE TRANSACTIONS

DUTIES:

The Associate-Licensee will perform all the duties of a Licensed Real Estate Agent, including acting as either a Buyer's Agent, Seller's Agent and/or both, according to the laws of the California Bureau of Real Estate. Associate-Licensee is responsible for all marketing costs incurred to porocure such transactions. He or she will report directly to Broker. Associate-Licensee shall fulfill any other duties reasonably requested by the Company. Associate-Licensee agrees to abide by all laws set forth by the California Bureau of Real Estate.

On all real estate transactions, Associate-Licensee is required to use our in-house transaction coordinators. The fee for this is $350 for single representation. For a dual transaction (Associate-Licensee represents both buyer and seller), the transaction coordinator fee is $425. Associate-Licensee will use only Esteem Team Properties approved Transaction Coordinator for each transaction, and no commissions will be paid out until the complete file is received from the transaction coordinator and reviewed at the Esteem Team Properties office.

TERM:

This engagement shall commence upon execution of this Agreement and shall continue in full force and effect through completion of assignment or upon completion of the Associate-Licensee's duties under this Agreement. The Agreement may only extended thereafter by mutual agreement, unless terminated earlier by operation of and in accordance with the Agreement.

COMPENSATION:

Broker Compensation: Broker compensation is $25 per month, paid monthly or a one-time annual payment of $300; Per transaction of $695 or 10% of the commission check, whichever is less (Note: the minimum to broker is $195), and Transaction Coordinator fee of $350. If the sales price in the transaction is over $1,000,000 (One Million Dollars), broker compensation is an additional $50 for every $100,000 price increment. If agent represents both sides of a transaction, the following fee adjustments sill apply: A $695 fee for each side for a total of $1390. Also, the transaction coordinator fee will be raised from $350 to $425 to cover additional paperwork. Note: If Associate-Licensee is selling their own property, they are not permitted to conduct dual agency transactions by representing the buyer.

Associate-Licensee Compensation:

Associate-Licensee shall receive 100% (one hundred percent) of compensation collected by broker, less the broker compensation fee and Transaction Coordinator fee have been deducted.

If Associate-Licensee receives referral compensation from another broker, Esteem Team Properties will deduct a flat fee of 10% (max to broker is $500), and Associate-Licensee will receive the remaining 90%. If Associate-Licensee collects a fee for doing a BPO (broker price opinion), Esteem Team Properties will deduct a flat fee of 10% (max to broker is $500), and Associate-Licensee will receive the remaining 90%. If Associate-Licensee leases client's property, Esteem Team Properties will deduct a flat fee of 10% (max to broker is $500), and Associate-Licensee will receive the remaining 90%.

Commercial Transactions:

If Associate-Licensee represents either a buyer or seller in a commercial transaction, the following compensation fees will be charged by Broker, in lieu of standard residential fees: if purchase price is under $1,000,000, company fee will

be 5% of the commission received by the agent. If the purchase price is over $1,000,000 the company fee will be 10% of the commission received by the agent. The transaction coordinator fee on a commercial transaction is $450. Commercial leases will be charged a fee of 10% or $500, whichever is less or 5% max of $1,000 for commissions received over $10,000 with a transaction coordinator fee of $75. Five or more units is a commercial transaction (such as residential apartments)

Associate-Licensee will be paid as an independent contractor and a 1099 will be issued at the end of the fiscal year for those transactions where Associate-Licensee has been paid by the Company. If Associate-Licensee is paid by the escrow company, the Company will not issue a 1099. Fees and charges are assigned at the time of signing the Independent Contractor Agreement and may be changed by the Broker with 90 days advance notification.

_____ _____

Agent's Signature License Number

_____ _____

Printed Name Date