



REALTOR REFERRAL AGREEMENT

DATE: _____, 20____

REALTOR NAME: _____

BROKERAGE: _____

BROKERAGE H.S.T#.: _____

ADDRESS: _____

PH: _____ FAX: _____

Text

CLIENT NAME: _____

CLIENT ADDRESS: _____

PHONE NUMBER: _____

VALID UNTIL: _____, 20____

SALESPERSON: _____

Commission: 2.25% before tax & upgrades

COOPERATION PLAN

To obtain the above noted commission, The Broker/Realtor must introduce the client to the sales consultant, on the client's **initial visit** to the show home and **initial contact** with Walker Homes Ltd. The Broker/Realtor must accompany and register the client during the first visit.

The client agrees that he/she has not executed a form of registration with Walker homes Ltd. in the last 90 days. The client agrees that signing below to the release of their name, address and phone number to Walker Homes Ltd. for the purposes of this registration.

The commission payable is 2.25% before tax & upgrades. This completed form must be submitted to our office together with the signed Sales Contract. Commissions are paid out directly from our lawyer's office, Ain Whitehead LLP, 27 Clapperton St, Suite 100A Barrie On L4M 3E6 Phone: 705-725-8171 Fax: 705-725-9373 after closing.

The Agreement of Purchase and Sale is to be written by a Walker Homes Ltd. Representative.

Walker Homes sets standard house prices, whether sold by a Walker Homes Ltd. Consultant, or a Realtor/ Broker. Home prices are not negotiable, and Realtors/Brokers are requested to advise clients of this policy.

This agreement shall expire 30 days from date of registration. It may be extended for a further 30 days provided that the client re-registered with Walker Homes Ltd.

The realtor acknowledges and agrees that if another Realtor (the "Referring Realtor") has referred the client to Walker Homes Ltd. in the last 30 days, the commission in its entirety shall be paid to the Referring Realtor and Walker Homes Ltd. will not be responsible for the payment of any portion thereof to any Realtor.

Neither the client nor the Realtor may assign or otherwise transfer this agreement in whole or in part without the express written consent of Walker Homes Ltd. The Realtor acknowledges and agrees that this Agreement is subject to the terms and conditions of the Agreement of Purchase and Sale between the client and Walker Homes Ltd. including but not limited to the termination provisions of such agreement. In the event that the Agreement of Purchase and Sale is terminated by any party for any reason whatsoever, this Agreement shall be null and void and no commission shall be paid to the Realtor.

In performing services under this Agreement, the Realtor shall operate as and have the status of an independent contractor and shall not act or be an agent or employee of Walker Homes Ltd.

Should a dispute arise with respect to this Agreement and its interpretation, it shall be resolved by arbitration in accordance with the *Arbitrations Act (Ontario)* as amended from time to time.

X

Signature of Client

Date

X

Signature of Realtor

Date

Walker Homes Ltd.

Date

Krista Norrish

The commission payable to the Listing Brokerage is 2.25% before tax & upgrades.