

**True Realty Services Inc
2633 McKinney Ave. #130-154
Dallas, TX 75204**

“Sponsorship Agreement”

******Please initial each page and sign******

1. Confirmation of Eligibility. You hereby assert, represent, and warrant that you A) are responsible for maintaining an active license including all continuing education required by the Texas Real Estate Commission (TREC); B) must notify True Realty Services Inc immediately if the status of your license should change at any time in the future while in this agreement; C) can't take your first lead until all paperwork for transferring your license under True Realty Services Inc has been submitted to TREC; E) shall not service leads if individual contractor's license falls inactive or is transferred to another brokerage firm; D) are responsible for obtaining the state-required automobile liability insurance; E) understand that all monies for commissions, bonuses, leases, sales, etc., regardless if you hold a TREC brokers license, must be deposited to True Realty Services Inc; F) It is the responsibility of the Independent Contractor to notify True Realty Services Inc in writing of any changes in their address; G) Join the Association of REALTORS and will adhere to the REALTORS Code of Ethics; (h) you will in all ways conduct yourself in full compliance with the statues and Rules of the Texas Real Estate Commission, and in a way which reflects the high standards of the True Realty Services Inc; and (i) you will be in full compliance with our Office Policy Manual.

2. Pay Procedure for Commissions and Fees.

Commission Split

Checks are released by mail to Independent Contractor no later than three business days after True Realty Services Inc funding of account. Independent Contractor receives commission split of gross commission.

Sale Transaction Fee

Lease Transaction Fee

Contractor agrees to pay True Realty Services Inc at funding of account the lease transaction fee and the sale transaction fee.

Monthly Fee

Contractor agrees to pay True Realty Services Inc a monthly fee which is due and payable by the first day of each month. If monthly fee is not paid by the 5th day of each month by failure of Contractor, such fee will be considered late and a late fee of \$10.00 per day will be added until paid.

Company Lead Referral Fee

Contractor agree to pay to True Realty Services Inc the company lead referral fee for all commissions generated from company leads. The company lead referral fee is calculated based on the entire gross commission remitted to the side of a transaction concerning the True Realty Services Inc lead, prior to any commission split.

3. Governing Law. This Agreement has been made in and will be construed and enforced in accordance with the laws of the State of Texas, as applied to agreements entered into and completely performed in Texas. Any action to enforce this Agreement will be brought in the courts presiding in Texas, and all parties to this Agreement expressly agree to be subject to the jurisdiction of such courts. This Service is controlled and operated by True Realty Services Inc from its offices within the United States.

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4. Term and Termination. This Agreement will take effect at the time when you have signed and dated this Agreement. You may terminate this Agreement at any time upon 2 weeks written notice. True Realty Services Inc may terminate this Agreement at any time immediately upon written notice. Furthermore, True Realty Services Inc may terminate this Agreement immediately for any breach by you of this Agreement or any policy of True Realty Services Inc, as such breach is determined in the sole discretion of True Realty Services Inc. In the event this agreement terminates, you agree that you will not, for a period of one year, contact in any way, any lead source developed, utilized or introduced to you from True Realty Services Inc. Furthermore, you agree to update all records on all leads and email those leads back to True Realty Services Inc within 3 days of termination, delete all company letters, training, and marketing materials from your computer(s) and records, and to continue to follow up on all outstanding invoices and update True Realty Services Inc in writing of any changes in your address. All Listings and buyers representation agreements are the property of True Realty Services and True Realty Services reserves the right to reassign any listing or other contract upon termination. Contractor will remain obligated for any fees owed to True Realty Services Inc.

5. Waiver. Failure to insist on strict performance of this Agreement will not operate as a waiver of any subsequent default or failure of performance. No waiver by True Realty Services Inc of any right under this Agreement will be deemed to be either a waiver of any other right or provision or a waiver of that same right or provision at any other time.

6. No Assignment. You agree not to assign this Agreement or assign any rights or delegate any obligations hereunder, in whole or in part, whether voluntarily or by operation of law, without the prior, written consent of True Realty Services Inc. Any purported transfer, assignment or delegation by you without the appropriate prior written approval will be null and void and of no force or effect.

7. Admissibility. A printed version of this Agreement and of any related notice given in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to this Agreement to the same extent and subject to the same conditions as other business documents and records originally generated and maintained in printed form.

8. Severability. If any part of this Agreement is determined to be invalid or unenforceable pursuant to applicable law including, but not limited to, the warranty disclaimers and the liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most clearly matches the intent of the original provision and the remainder of this Agreement shall continue in effect.

9. No Relationship With True Realty Services Inc. The relationship between True Realty Services Inc and you shall be that of independent contractors and no joint venture, partnership, employment, or agency relationship exists between you and True Realty Services Inc as a result of this Agreement. You will act independently as to the management of your time and efforts and will be responsible for all of your own expenses, such as industry association dues, licensing renewals, papers, cellular telephones, etc., as they are incurred. Neither party shall have, or hold itself out to any third party as having, any authority to make any statements, representations or commitments of any kind, or to take any action, that shall be binding on the other, except as provided for herein or authorized in writing by the party to be bound. You are authorized to present yourself with True Realty Services Inc. You understand and agree that, because you are an Independent Contractor and not an employee of True Realty Services Inc, True Realty Services Inc is not responsible for any Federal or State Income Tax, Social Security (FICA) or Unemployment (FUTA) taxes for you. You are personally responsible for paying any and all Federal and State Income, Social Security and other taxes, and for maintaining all expense records as required by law, and represents to True Realty Services Inc that all such amounts will be withheld and paid. You shall indemnify and hold True Realty Services Inc harmless from any liability or costs thereof. You further understand and acknowledge that True Realty Services Inc

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provides no Workman's Compensation coverage. You hereby specifically waive such coverage and represent to True Realty Services Inc that you understand that, if you desire such coverage, you must personally obtain such coverage.

10. Survival. The obligations of the parties under this Agreement which by their nature would continue beyond the termination, cancellation or expiration hereof, will survive the termination, cancellation or expiration of this Agreement for any reason.

11. Damages. For fraud damages you will be liable for any attorneys' fees and costs if we have to take any legal action (including the retention of a lawyer) to enforce this Agreement and furthermore, you agree to pay ten (10) times the damages for any fraud damages. True Realty Services Inc also reserve the right to notify Local Boards and Governing Associations of such violation.

12. Confidential Information. This Agreement imposes obligations on you with respect to any portion of Information disclosed by True Realty Services Inc which describes our trade secrets, confidential, and proprietary information (hereinafter collectively "Information") pertaining to our methods of operating and advertising including the use of our technology and business processes. The provisions of confidential information shall not apply to that part of the Information which you are clearly able to demonstrate: (a) was in the public domain at the time of disclosure; (b) later became part of the public domain through no act or omission of yourself, your employees, agents, successors or assigns; (c) was lawfully disclosed to you by a third party having the right to disclose it; (d) was already known by you at the time of disclosure; or (e) was independently developed by you without reference to Information. Confidential Information shall not be deemed to be available to the public or be in your possession merely because it: (a) includes information that falls within an area of general knowledge available to the public or to you (i.e. it does not include the specific Information provided by True Realty Services Inc); or (b) can be reconstructed in hindsight from a combination of information from multiple sources that are available to the public or you, if none of those sources actually teaches or suggests the entire combination, together with its meaning and importance. The disclosure of Confidential Information by True Realty Services Inc is in strictest confidence and thus you will: (a) not disclose the Information to any other person except employees who are using the Information for purposes expressly permitted and agree to maintain these confidential obligations; (b) use at least the same degree of care to maintain the Information secret as the Company uses in maintaining as secret its own secret information, but always at least a reasonable degree of care; (c) use the Information only for the purpose of servicing the leads provided by True Realty Services Inc; and (d) not use the information to duplicate the service in full or in part.

13. Use of Copyrights and Service Marks. True Realty Services Inc owns the copyright, title, service marks and all other related rights in and to the symbols, letters, and marks use to represent the services of True Realty Services Inc and hereby grants you permission to copy and incorporate the copyright work and service marks, in whole or in part, for only the purpose of fulfilling this agreement while under contract with True Realty Services Inc.

14. Fair Housing Acknowledgement. According to the Fair Housing Amendment Act of 1988, families and handicapped persons are treated as a protected class. Independent Contractor can never refer to race, color, national origin, sex, handicap, or familial status as a factor or preference when recommending properties. Independent contractor can't ask questions nor refer to race, color, national origin, sex, handicap, or familial status.

15. Disputes, Litigation, Legal Fees, and Fraudulent Damages. You shall immediately notify True Realty Services Inc of any circumstances likely to give rise to any kind of claim against you and/or True Realty Services Inc. In the event of a claim, lawsuit or Arbitration demand which is not wholly covered by insurance, True Realty Services Inc may demand from you an amount adequate to satisfy any amounts not covered, which True Realty Services Inc shall place in its

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Claims and Disputes Retention Account, pending settlement or other disposition of the matter. True Realty Services Inc may, in True Realty Services Inc's sole discretion, apply such sums as necessary to settle or to satisfy such claim or award. You understand that you are responsible for payment of any deductible amount if applicable upon request, for each Errors and Omissions claim. If the courts find that your action was fraudulent you will not be covered by our errors and omissions insurance and the burden will be placed on you to pay the damages. You further understand there is no Errors and Omissions in insurance coverage for any transaction in which you act as a principal buyer, seller, lessee or lessor. Therefore, in the event you intend to enter into such transaction as a principal, you shall notify True Realty Services Inc beforehand, and shall include such clause or clauses as True Realty Services Inc may deem necessary, in any contract or lease agreement. You agree to indemnify and hold True Realty Services Inc harmless from any claims, demands, complaints or actions made against True Realty Services Inc as a result of any transaction in which you act as principal. True Realty Services Inc shall make all decisions regarding negotiation of settlements, retaining legal counsel and filing for arbitration or litigation. In the event that True Realty Services Inc finds it necessary to sue for a commission or fee, all expenses, including but not limited to collection costs, court costs and/or attorney's fees must be subtracted from the commission before the split between the True Realty Services Inc and the you. The decision to initiate an action will rest solely with True Realty Services Inc.

16. Entire Agreement. This Agreement represents the entire agreement between you and True Realty Services Inc, and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between you and True Realty Services Inc. **You agree to restrict the disclosure of the terms of this agreement to solely those who need to know such information in order to accomplish the purpose of upholding these terms.** Upon signing this contract, I have read and understand the above stated agreement and accept these terms.

Independent Contractor Signature

Date

Independent Contractor Name

SSN

Area Code and Phone Number

Address

City, State, and Zip

True Realty Services Inc. Signature

Date

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