



REFERRAL FEE AGREEMENT

IDENTIFICATION OF PERSONS AND ENTITIES:

REFERRING BROKER: _____ (Brokerage firm name)
 REFERRING AGENT (if any): _____ (Associate-Licensee)
 Address _____
 Phone _____ Fax _____ E-mail _____

RECIPIENT BROKER: EMPIRE REALTY ASSOCIATES (Brokerage firm name)
 RECIPIENT AGENT (if any): BRIAN WILLINGHAM (Associate-Licensee)
 Address 1261 LOCUST STREET, WALNUT CREEK, CA 94596
 Phone (925) 366-3276 Fax (866) 341-3468 E-mail BRIAN@BRIANWILLINGHAM.COM

PRINCIPAL: _____ (Client or Customer name)
 Address _____
 Phone _____ Fax _____ E-mail _____

AGREEMENT:

In consideration for receipt of the referral of Principal from Referring Broker, Recipient Broker agrees to pay Referring Broker as follows:
25.000 % of the total gross compensation earned by Recipient Broker (based upon the Principal's side of the transaction), OR
 \$ _____, payable (through escrow, if used in Principal's transaction) upon recordation of deed or other evidence of
 transfer, if within 12 months (or _____) from the date of this Agreement, Principal:

- Buys _____
- Sells _____
- Leases _____
- Other _____

Other terms: _____

Date: _____

Date: _____

REFERRING BROKER:

 (Brokerage firm name)

By _____
 Its Broker Office Manager (check one)

 (Print Name)

RECIPIENT BROKER:

EMPIRE REALTY ASSOCIATES
 (Brokerage firm name)

By _____
 Its Broker Office Manager (check one)

 (Print Name)

Referring Broker
 Tax ID # _____

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 brokerage arrangement.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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 Reviewed by Broker
 or Designee _____
 Date _____

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