



**Trio**  
**Brokerage**  
**Referral**  
**Agreement**

# Broker Referral Agreement



TRIO RESIDENTIAL LLC, "Referring Firm" refers TRIO OPPORTUNITY FUND LLC and its affiliated property holding companies "Buyer" (collectively or individually "Trio") to Addicted Realty LLC, "Broker". Broker asserts that it is licensed to conduct business in: Nevada (Fill in Licensed States). As outlined in this Broker Referral Agreement, "Agreement", Referral Fees are due from Broker to Referring Firm for representing Buyer when closing acquisitions of qualified properties for Referrals from Trio, "Referred Business".

**Business To Be Conducted:** Trio operates a residential home lease financing program offering 1 to 5 year financing through the use of a residential lease with an option to purchase most similar to an auto lease. Brokers can earn standard commissions for working with their clients to find a qualified home and financing their home with Trio. Additionally, Trio provides referrals to approved participating brokers, "Trio Qualified Agents", from consumers contacting Trio directly "Referrals". This Broker Referral Agreement, "Agreement", outlines the referral fee due to Trio for representing Buyer for Trio related referrals upon its acquisition of qualified properties.

**Referral Fee:** Broker shall pay Referring Firm a referral fee and/or transaction fee in accordance with the attached Trio Agent Compensation addendum. Fees shall be paid to Trio Residential LLC through closing and included in the Commission Disbursement Form prepared by Broker (a copy of which shall be provided to Referring Firm). Should the Fee owed not be paid by escrow then Broker shall pay the Referral Fee directly to Referring Firm within three business days of closing at the address noted below.

**Other Business:** Should a Referral not close a transaction with Trio, then for 12 months following the date of an accepted referral, Broker agrees to pay a Referral Fee to Referring Firm on all other business generated from said Referral (i.e. Rental Commission, Selling Office Commission, Listing Office Commission). Should Broker not pay a Referral Fee for any Other Business, and Trio subsequently discovers a commission was paid to Broker related to a Referral, then Broker shall be obligated to pay 50% of the commission to Referring Firm as a penalty.

**Term:** This Agreement shall be binding upon all parties for an initial term of 12 months. Thereafter, this agreement shall continue for subsequent 12 month periods from the date of any Referral unless terminated in writing by either party.

## Agreed and Accepted

### REFERRING FIRM

TRIO RESIDENTIAL LLC

By: \_\_\_\_\_ Date: \_\_\_\_\_

Darryl Lewis  
Its: Designated Broker

### BROKER

Print Name: George Anderson

Signature: \_\_\_\_\_ Date: 7/9/19

License #: B.1001398  
Its: Designated Broker

Referral Agent: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

License #: \_\_\_\_\_

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Confidential

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