

## Exclusive Agent Referral Agreement

This Exclusive Agent Referral Agreement ("Agreement") is made and entered into as of the date of the last signature below ("Effective Date"), by and between:

- **SOWN Realty Group** ("Property Manager"), a licensed real estate and property management company, and
- **[Agent/Broker Name]** ("Referring Agent"), a licensed real estate professional.

Together, the Property Manager and Referring Agent are referred to as the "Parties."

### 1. Purpose

This Agreement establishes an exclusive referral relationship between the Property Manager and the Referring Agent, ensuring the Agent's client remains protected throughout the management process.

### 2. Client Referral Process

- The Referring Agent may refer property owners seeking property management services to the Property Manager.
- The Property Manager agrees to manage the referred client's property under a property management agreement.
- The Referring Agent will be notified of any major changes affecting the client's property, including their intent to sell.

### 3. Client Protection & Return Policy

- If the referred client decides to sell their property, the Property Manager will **refer the client back to the Referring Agent** unless the Agent declines.
- The Property Manager will not solicit the client for real estate sales.

### 4. Sale by Property Manager – Referral Fee

- If the Property Manager is granted the opportunity to sell the property with the **prior written consent of the Referring Agent**, the Property Manager agrees to pay the Referring Agent a referral fee of 20% of the total commission earned upon a successful sale.

## 5. Duration & Termination

- This Agreement remains in effect unless terminated in writing by either Party.
- Any client referred before termination remains protected under this Agreement.

## 6. Miscellaneous

- This Agreement is **non-transferable** and applies solely to the parties listed.
- Any disputes arising from this Agreement shall be resolved through **mediation in California**.
- Both parties represent that they hold active real estate licenses and agree to comply with all applicable real estate laws and regulations.

### Signed & Agreed:

#### SOWN Realty Group

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

Name: **Casii Robrahn-Washington**

Title: **Broker/Owner**

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

#### Referring Agent

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

Name:

Brokerage:

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