



DUTIES, TERM, AND COMMISSION SCHEDULE

TRANSACTIONS

DUTIES:

The Broker Associate (BA) will perform all the duties of a Licensed Real Estate Agent, including acting as either a Buyer's Agent, Sellers Agent and/or both, according to the laws of the California Department of Real Estate. BA is responsible for all marketing costs incurred to procure such transactions. He or she will report directly to broker. BA shall fulfill any other duties reasonably requested by the Company and agreed to by the BA. BA agrees to abide by all laws set forth by the California Department of Real Estate.

On all real estate transactions, BA can either use our in-house transaction coordinator, unless if he/she is experienced to handle it by himself/herself. The fee for our in-house transaction coordinator is \$250.00. No commissions will be paid out until the complete file is received from the transaction coordinator and reviewed at the WestCo Realty office.

TERM:

This engagement shall commence upon execution of this Agreement and shall continue in full force and effect through completion of assignment or upon completion of the BA's duties under this Agreement. The Agreement may only be extended thereafter by mutual agreement, unless terminated earlier by operation of and in accordance with this Agreement.

COMPENSATION:

Broker Compensation: Broker compensation \$550 (five hundred fifty dollars) and shall be payable only after transaction has been closed. **Broker Associate Compensation:** BA shall receive 100% (one hundred percent) of compensation actually collected by broker, once the \$550 broker compensation and \$99 risk management fee has been deducted. If BA receives referral compensation from another broker, WestCo Realty will deduct a flat fee of 10%, and BA will receive the remaining 90%.

Signature: _____

Date: _____