

Compensation Agreement

Property Address (“**Property**”): _____

Prospect Information

Name(s): _____

Email: _____ Phone: _____

Company Sourcing the Prospect (“Sourcing Company”) Information

Sourcing Company Name: _____

Sourcing Company Address: _____

Sourcing Broker Name: _____

Sourcing Broker License #: _____ (for state of Property)

Sourcing Licensee Name: _____

Licensee Email: _____ Licensee Phone: _____

Licensee License #: _____ (for state of Property)

Company Paying Compensation (“Receiving Company”) Information

Receiving Company Name, Broker, and License #: SEE SIGNATURE BLOCKS BELOW

Principal represented by Receiving Company (“Opendoor Principal”): _____

Terms and Disclosures

Effective Date. This Agreement shall commence on the date that all parties and Prospect have signed it (the “Effective Date”).

- 1) **Enforceability.** This Agreement will be enforceable only if the following conditions are satisfied:
 - a) This Agreement is executed by Sourcing Broker and Prospect and provided to referrals@opendoor.com on or before the date the Property goes under contract;
 - b) Sourcing Licensee provides referrals@opendoor.com a completed IRS Form W-9 for Sourcing Company at or prior to the time it provides an executed copy of this Agreement;
 - c) Prospect has not requested an offer on the Property from Opendoor.com in the thirty (30) days prior to the Effective Date;
 - d) Opendoor Principal or Receiving Company has not contacted the Prospect or a Brokerage representing the Prospect with respect to an offer or potential offer in the thirty (30) days prior to the Effective Date.
 - e) Property goes under contract with Opendoor Principal within thirty (30) days of the Effective Date;
- 2) **Compensation.** In consideration for sourcing the Prospect, Receiving Company agrees to pay Sourcing Company a sum equal to **1%** of the purchase price of the Property. This compensation will be disbursed at closing or paid within thirty (30) days of closing.
- 3) **Compliance.**
 - a) The Parties represent that they have all the licenses required to enter into and perform their obligations under this Agreement as of the time of entering into this Agreement.
 - b) The Parties certify that no portion of the fees received under this Agreement shall be paid to anyone other than a licensee through the licensee’s responsible broker.
- 4) **Responsibility.** The parties are solely responsible for the services they each provide under this Agreement. Sourcing Broker agrees to indemnify and hold the Opendoor Brokerages, their parents, subsidiaries, officers, members, agents, and employees harmless from any claims and damages incurred arising or resulting from the services they provide, in accordance with, or related to this Agreement.
- 5) **Disclosure of Representation.** Receiving Company represents Opendoor Principal in a real estate brokerage capacity. Receiving Company does *not* represent the Prospect in a real estate brokerage capacity.

_____	_____
SOURCING BROKER SIGNATURE	DATE

_____	_____
PROSPECT SIGNATURE	DATE
<i>Acknowledging receipt and review of Agreement only</i>	

RECEIVING COMPANY SIGNATURE <i>to be signed by Broker for state of Property</i>	DATE: _____
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OPENDOOR BROKERAGE LLC,	
By: _____ Name: James Sexton Title: Designated Broker AZ License #: LC684087000 FL License #: CQ1054258 TN License #: 263943	By: _____ Name: Austin Najera Title: Designated Broker CO License #: EC.100075903 OR License #: 201226032
By: _____ Name: Lisa Soltesz Title: Designated Broker MN License #: 40565854 NV License #: B.1001744.LLC TX License #: 9008105	By: _____ Name: Sean Sullivan Title: Designated Broker NC License #: C28655 SC License #: 22695
By: _____ Name: Michael Blackburn Title: Designated Broker GA License #: 77232 FL License #: CQ1054258 NC License #: C28655 SC License #: 22695	OPENDOOR BROKERAGE INC., By: _____ Name: Austin Najera Title: Designated Broker CA License #: 02061130