VYBE HOME

REALTOR REFERRAL AGREEMENT

This Realtor Referral Agreement (the "Agreement") is entered into as of the date of the last signature below (the "Effective Date"), by and between Vybe Home LLC, a property management company ("Vybe Home"), and the brokerage (“Brokerage”) of the referring real estate agent ("Realtor").

PURPOSE

Vybe Home agrees to compensate Realtor, through the realtors brokerage, for referring landlords who sign a property management agreement with Vybe Home. In return, Vybe Home agrees to refer any landlord who chooses to sell their property back to the Realtor who made the initial referral.

REFERRAL FEE

Vybe Home agrees to pay Brokerage a one-time landlord’s referral fee, per landlord, upon successful placement of a tenant in the referred property. Payment will be made within **1 month** of the tenant move-in and receipt of the first month’s rent. The below referral fees, to be paid to the brokerage, are for 2025 and should any changes be made - a notice will be sent to the brokerage. If a realtor refers a landlord to Vybe Home during a special promotional period, the promotion will be honored, so long as the referral signs the *Full Service Property Management Agreement* during the promotional period.

Standard Referral Fees	Referral Type
$350	1 Landlord w/Vacant Property
$350	1 Landlord w/portfolio IF at least one property is vacant
$350	1 Landlord w/portfolio of 5 or more SFH, regardless of vacancy
$200	1 Landlord w/portfolio if all properties are leased
$200	1 Landlord w/Leased Property
25% of Total Commission Received	if landlord decides to sell to tenant

REFERRAL PROCESS

- The referring Realtor must introduce the landlord to Vybe Home in writing via email (Ryan@MyVybeHome.com) or group text (904-206-8994) within five business days of executing this agreement and have fully completed the referral agreement.
- Once a tenant is placed in the referred landlord's property and they pay their first month's rent, the referral fee will be sent to the Realtor's Brokerage (see above for timeline).
- In the event the referred landlord is already in Vybe Home's database, the Brokerage and Realtor will be notified that a relationship has previously been established and no referral fee will be dispersed.

LANDLORD SELLING PROPERTY

- Should the referred landlord decide to sell their property, Vybe Home will refer them back to the Realtor who made the original referral.
- Vybe Home will notify the Realtor promptly if their referred client/landlord expresses an interest in selling.
- The Realtor's right to the referral for the sale remains in effect as long as Vybe Home manages the property.

CONTRACTOR RELATIONSHIP

This Agreement does not create a partnership, joint venture, or employment relationship between the parties. Each party is an independent contractor and is solely responsible for its own taxes and obligations. Prior to the first referral fee being released, the Brokerage is responsible for completing the included W9 tax form and returning it to a Vybe Home representative.

TERMS & CONDITIONS

- This Agreement remains in effect on an annual basis unless terminated in writing by either party.
- If terminated, Vybe Home will honor referrals made before termination under the terms of this Agreement.
- Once payment has been dispersed to the Brokerage, it is the Brokerage's responsibility to disperse payment to the Realtor.
- Referral Fee and Commission structure/terms are subject to change on an annual basis.
- This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements, written or oral.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Referring Agent/Brokerage Representative

Signature: _____

Agent Name: _____

Agent Phone: _____

Agent Email:_____

Brokerage Name: _____

Brokerage Phone: _____

Date: _____

Vybe Home LLC Representative

Signature: _____

Name: _____

Phone: _____

Email:_____

Title: _____

Date: _____

Referred Landlord

Landlord Name: _____

Landlord Phone:_____

Landlord Email:_____

Referred Property Address:_____