

Realty Solutions

A Real Estate Referral Company

8210 Lakewood Ranch Blvd.
Lakewood Ranch, FL 34202

Dear Agent,

Realty Solutions is a great source of revenue for you. Realty Solutions is designed for agents that have a "voluntary inactive" Real Estate license and therefore are not members of the local Board of Realtors. If you know anyone like this and you recruit them to Realty Solutions, they will help your business by referring their clients to you. They will receive a referral fee (usually 25%) and you will earn the balance of the commission.

There is no cost to be a part of Realty Solutions. We are independent from Keller Williams Realty Select but we do have an office in their Lakewood Ranch location. If you have any questions or would like more information, please contact us at our information below.

We look forward to assisting you in earning commissions simply by recruiting Real Estate agents who are "voluntary inactive" to become active agents of Realty Solutions. This enables them to refer Real Estate Buyers & Sellers to you!

Sincerely,

Steven DuToit
Administrator

Steven L. DuToit
stevenldutoit@gmail.com
(941) 356-6882

Michael Cella
Michaelcella@kw.com
(860) 881-1017

Brooks Carson
brooks@sbizsolutions.net
(941) 232-0365

Realty Solutions

A Real Estate Referral Company

8210 Lakewood Ranch Blvd.
Lakewood Ranch, FL 34202

Commission Example

1. Referral fee between agent and referral agent: 25% (this percentage is negotiable between agents)
2. Sales price: \$200,000
3. Co-broker fee: 3%

Computation - based on 25% Referral Fee

$\$200,000 \text{ Sale} \times 3\% = \$6,000.00$ gross commission

$\$6,000.00 \text{ Commission} \times 25\% = \$1,500.00$ negotiated fee (see #1 above)
(Check comes from the closing agent & is made payable to Realty Solutions)

$\$1500.00 \times 75\% = \$1,125.00$ split to Referral Agent; 25% to Realty Solutions

$\$1,125.00 - \50.00 (transaction fee) = $\$1,075.00$ net fee to Referral Agent.

Realty Solutions

A Real Estate Referral Company

8210 Lakewood Ranch Blvd.

Lakewood Ranch, FL 34202

Team Member Information

Name: _____ (As it appears on your license)

Address: _____

Mailing Address (if different): _____

Telephone Numbers:

Home: _____ Work: _____

Cellular: _____ Fax: _____

E-Mail: _____

Social Security Number: _____

License Renewal Date: _____

License Number: _____

Please attach a copy of your current Real Estate License

Realty Solutions

A Real Estate Referral Company

8210 Lakewood Ranch Blvd.

Lakewood Ranch, FL 34202

SUBJECT: Sarasota Referral Network, LLC DBA Realty Solutions - Licensed Real Estate Broker (Hereafter called Company)

PURPOSE OF THE COMPANY:

The Company was established and is maintained as a marketing tool for Realtors to establish a network of Inactive Real Estate Agents who choose to not actively engage in listing and selling of Real Estate. Company Licensees are able to refer buyers and sellers to a Licensed Real Estate Agent and receive a referral commission through the Company.

It is intended that the salesperson shall be an independent contractor and not an employee for Federal Tax Purposes or any other purpose, and shall, at all times during the term of this Agreement, perform his duties and responsibilities without any supervision or control by the broker.

COMPANY POLICY:

Associates of the Company are not permitted by the Company to participate in the listing or the sale of property of others. Further, they are not to profess professional knowledge or expertise regarding a Real Estate proposal or transaction. They are, however, encouraged to refer prospective Real Estate matters to any Licensed Real Estate Salesperson. Constant changes in the profession and the severity of the courts and State of Florida require that this policy be strictly enforced by the Company.

The amount of the referral commission to the Company is to be established by the involved Agents. The amount of the referral commission that is paid to you by Realty Solutions shall be 75% of the amount received by the Company. In addition, there will be a \$50 transaction fee deducted per transaction for accounting services.

No commission will be paid by the Company to anyone that has not provided the Company with copies of a valid Florida Real Estate License, evidence of successful completion of required education, including renewals and social security number.

Each Agent shall be responsible for forwarding a copy of their new license and a copy of their education certificate within 30 days of the expiration of their license.

I have read, understand and agree to abide by the Policy stated above.

Your Realty Solution's Sponsor is: _____

Signature: _____ Date: _____

Print name: _____

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <small>Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.</small> <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;">-</td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;">-</td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> </tr> </table>					-			-				
				-			-					
OR												
Employer identification number												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> <td style="width: 25px; border: 1px solid black;"> </td> </tr> </table>												

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶
------------------	----------------------------	--------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

State of Florida
Department of Business and Professional Regulation
Florida Real Estate Commission
Change of Status for Sales Associates and Broker Sales Associates
Form # DBPR RE 11

Check the box for the relevant transaction in Section I and complete the applicable additional section(s) only. Leave the sections that are not relevant to your desired transaction blank. If you have any questions or need assistance in completing this form, please contact the Department of Business and Professional Regulation, Customer Contact Center, at 850.487.1395.
For additional information see Instructions at the end of this form.

Section I – Transaction Types

TRANSACTION TYPES	
<input type="checkbox"/> Add Employee [3020]	<input type="checkbox"/> Become Inactive [4020]
<input type="checkbox"/> Terminate Employee [4020]	<input type="checkbox"/> Change Employer [9007]

Section II – Associate Information

ASSOCIATE INFORMATION			
License Number:			
Last/Surname	First	Middle	Suffix
Primary Phone Number	Primary E-Mail Address		

Section III – Broker or Company Information

COMPANY INFORMATION			
Last/Surname (Qualifying broker)	First	Middle	Suffix
License number of real estate company:			
Name of real estate company:			
Primary Phone Number	Primary E-Mail Address		
Signature of qualifying broker that is adding or terminating employee:			

Section IV – Affirmation By Written Declaration

AFFIRMATION BY WRITTEN DECLARATION	
I certify that I am empowered to execute this application as required by Section 559.79, Florida Statutes. I understand that my signature on this written declaration has the same legal effect as an oath or affirmation. Under penalties of perjury, I declare that I have read the foregoing application and the facts stated in it are true. I understand that falsification of any material information on this application may result in criminal penalty or administrative action, including a fine, suspension or revocation of the license.	
Signature:	Date:
Print Name:	

Realty Solutions

A Real Estate Referral Company

8210 Lakewood Ranch Blvd. Lakewood Ranch, FL 34202
(941) 356-6882

Referral Information Form

Receiving Office	Sending Office:
To Agent:	From Agent:
Firm Name:	Firm Name: Realty Solutions
Address:	Address: 8210 Lakewood Ranch Blvd
City, State, Zip	City, State, Zip: Lakewood Ranch, FL 34202
Business Phone:	Business Phone: 941-356-6882
Cell Phone:	Cell Phone:
Email:	Email:

Seller Name:	When to make initial contact:
Address:	Property Address to be listed:
City, State, Zip:	
Business Phone:	
Cell Phone:	Email:
Home Phone:	

Buyer Name:	Size and Type of Desired Home:
Current Address:	Price Range:
City, State, Zip:	Primary, Second or Investment Property:
Business Phone:	If Primary will current home need to be sold first?
Home Phone:	Financing Required:
Cell Phone:	
Preferred Location:	When to make initial contact:
Number of Family:	Special Interests:
Adults:	
Children:	Ages:

Realtor's Acceptance of Referral

Prospect's Name:	Comments:
Date Contacted:	
Date of First Appointment:	
WE ACCEPT THIS REFERRAL AND WHEN THE SALE IS CONSUMMATED WE AGREE TO SEND ____% (OF THE GROSS COMMISSION) REFERRAL FEE WE WILL ECLOSE DETAILS OF THE SALE WITH THE CHECK	

Receiving Sales Associate Signature: Date: ___/___/___	Sending Sales Agent Signature: Date: ___/___/___
---	---