REALTOR REFERRAL AGREEMENT

This Realtor Referral Agreement ("Agreement") is entered into as of _____ ("Effective Date") by and between:

doSh Furnished Homes ("doSh"), and

_____, a licensed real estate agent/broker affiliated with _____ ("Realtor").

1. Purpose

The purpose of this Agreement is to establish the terms under which Realtor may refer clients to doSh for furnished housing, and under which doSh may compensate Realtor for successful referrals and provide certain client-facing benefits designed to support residential home purchases.

2. Referral Fee (Tier 1 – Agent Benefit)

2.1 Eligible Referrals

A referral is eligible if the client is first introduced to doSh by Realtor, executes a lease with doSh, and Realtor is a currently licensed real estate professional in good standing.

2.2 Referral Fee Amount

doSh shall pay Realtor a referral fee equal to three percent (3%) of the total base rent for the initial lease term, excluding utilities, cleaning, taxes, deposits, or other fees.

2.3 Payment Timing

Referral fees shall be paid within 30 days after lease execution or tenant move-in, whichever occurs later.

2.4 Brokerage Compliance

If required, referral fees shall be paid to Realtor's brokerage. Realtor is responsible for compliance with all brokerage and licensing requirements.

3. Client Housing Flexibility (Tier 2 – Client Benefit)

3.1 Homebuyer Flex Lease

Subject to availability, referred clients may be offered participation in doSh's Homebuyer Flex Lease program, allowing early termination without penalty after the minimum lease commitment upon satisfaction of purchase-related conditions set forth in the lease or addendum.

3.2 Lease Controls

The Flex Lease benefit is governed solely by the lease and any applicable addendum and does not affect referral fee entitlement.

4. Referral Process

Referrals must be submitted in writing prior to or contemporaneously with the client's initial contact with doSh.

5. Independent Contractor

The parties are independent contractors and nothing herein creates a partnership, joint venture, or agency relationship.

6. Compliance With Law

Each party shall comply with all applicable laws and regulations, including real estate licensing and anti-kickback statutes.

7. Confidentiality

Each party shall keep confidential any non-public information received in connection with this Agreement.

8. Term and Termination

This Agreement continues until terminated by either party upon 30 days' written notice. Earned referral fees survive termination.

9. Limitation of Liability

Neither party shall be liable for consequential or indirect damages.

10. Governing Law

This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

11. Entire Agreement

This Agreement constitutes the entire agreement between the parties regarding referrals.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

doSh Furnished Homes

By: _____

Name: _____

Title: _____

Date: _____

Realtor

By: _____

Name: _____

License #: _____

Brokerage: _____

Date: _____